

**DRAFT  
AIRPORT LAND USE COMMISSION  
MINUTES  
THURSDAY, MARCH 1, 2012  
SAN DIEGO INTERNATIONAL AIRPORT  
BOARD ROOM**

**CALL TO ORDER:** Chair Gleason called the meeting of the Airport Land Use Commission to order at 9:05 A.M. on Thursday, March 1, 2012 in the Board Room at the San Diego International Airport, Commuter Terminal, 3225 North Harbor Drive, San Diego, CA 92101.

**PLEDGE OF ALLEGIANCE:** Board Member Young led the Pledge of Allegiance.

**ROLL CALL:**

**PRESENT:** Commissioners: Boland, Cox, Desmond, Figge (Ex Officio), Gleason, Hubbs, Panknin, Richie (Ex Officio), Robinson, Smisek, Young

**ABSENT:** Commissioners: Reyes (Ex Officio)

**ALSO PRESENT:** Thella F. Bowens, President/CEO; Breton K. Lobner, General Counsel; Tony R. Russell, Director, Corporate Services/Authority Clerk; Linda D. Gehlken, Assistant Authority Clerk I.

*Commissioner Panknin arrived during the course of the meeting.*

**NON-AGENDA PUBLIC COMMENT:** None

**CONSENT AGENDA: (Items 1-2):**

**ACTION: Moved by Commissioner Boland and seconded by Commissioner Smisek to approve the Consent Agenda. Motion carried by the following vote: YES - Boland, Cox, Desmond, Gleason, Hubbs, Robinson, Smisek, Young; NO - None; ABSENT - Panknin. (Weighted Vote Points: YES - 92; NO - 0; ABSENT - 8)**

**1. APPROVAL OF MINUTES:**

**RECOMMENDATION:** Approve the minutes of the February 9, 2012 special meeting.

**CONSISTENCY DETERMINATIONS**

**2. REPORT OF LAND USE ACTIONS DETERMINED TO BE CONSISTENT WITH AIRPORT LAND USE COMPATIBILITY PLANS:**

**RECOMMENDATION:** Accept the report.

**OLD BUSINESS:**

*Commissioner Panknin arrived at the meeting at 9:20 A.M.*

3. **PRESENTATION AND REQUEST FOR POLICY DIRECTION ON SAFETY COMPATIBILITY FACTOR SAN DIEGO INTERNATIONAL AIRPORT- AIRPORT LAND USE COMPATIBILITY PLAN (This item was continued from the February 9, 2012 Airport Land Use Commission Meeting):**  
Angela Jamison, Manager, Airport Planning, provided a presentation on the San Diego International Airport Safety Compatibility Factor that included an overview of the Safety Compatibility Factor; Safety Compatibility Boundary Approach; Caltrans Safety Zones; Caltrans Safety Zones Applied to SDIA; Safety Zone Adjustment – West Side; Safety Zone Options East Side; Safety Zone Boundaries – Options A, B and C; Proposed Safety Policies and Standards; Proposed Safety Compatibility Goal; Safety Policies Prohibited Uses; Safety Policies Conditional Uses; Safety Compatibility Standards – Excerpt; Maximum Allowable Densities and Intensities; Recommended Safety Zones; and Policies – 3SE Adjusted.

JOHN ZIEBARTH, SAN DIEGO, stated that there is no basis for the proposed safety zones and that the Commission should know all of the facts before taking action on this issue.

TAIT GALLOWAY, SAN DIEGO, commended staff on their efforts with the process and stated that City staff has concerns with the new requirements in the CALTRANS Handbook.

Chair Gleason expressed concern that more guidance is needed for the Commission to make a decision due to the significant reductions in intensity from what was allowed under the original ALUCP.

Commissioner Panknin suggested revising the Airport Land Use Compatibility Plan to allow approval of projects on a “case by case” basis.

Commissioner Robinson stated that he supports staff’s recommendation, but hoped that the individual jurisdictions would notify the property owners of the changes.

Commissioner Smisek stated that it is important for the Commission to ensure that whatever actions are taken are clear to minimize and/or avoid the need for the City of San Diego and/or any other jurisdictions to override the ALUCP.

Commissioner Young encouraged staff to present the proposed changes to the affected elected officials early in the process.

Chair Gleason suggested that, in light of the fact that important dialogue still needs to take place with stakeholders, such as the City of San Diego, to include public officials and representatives of the affected areas; he would recommend that any concerns be addressed prior to finalizing the plan, and that in regard to Zone 3SE, staff continue its investigation and dialogue with the City of San Diego and Caltrans. He requested that staff report back to the Commission.

*Board Member Young left the dais at 10:08 A.M.*

Commissioner Hubbs stated that the Authority should find out whether Caltrans would approve of the new proposal to increase the density and intensity. He suggested providing Caltrans with the opportunity to give additional options regarding the safety compatibility factors. He also expressed concern that the Commission cannot override its own plan.

Commissioner Robinson suggested that the Commission take action to proceed with all safety zones as presented, except Zone 3SE.

**RECOMMENDATION:** Receive the report and provide policy direction on the safety compatibility factor.

**ACTION: Moved by Commissioner Robinson and seconded by Commissioner Boland to direct staff to proceed with all safety zones and policies as presented with the exception of Zone 3SE. Motion carried by the following vote: YES - Boland, Cox, Desmond, Gleason, Hubbs, Panknin, Robinson, Smisek; NO - None; ABSENT - Young. (Weighted Vote Points: YES - 87; NO - 0; ABSENT - 13)**

*Board Member Young returned to the dais at 10:20 A.M.*

**NEW BUSINESS:**

**4. PRESENTATION AND REQUEST FOR POLICY DIRECTION ON ALUC REVIEW PROCESS AND ALUCP IMPLEMENTATION OF SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN:**

Angela Jamison, Manager, Airport Planning, provided a presentation on the ALUC review process and ALUC implementation of San Diego International Airport - Airport Land Use Compatibility Plan that included an overview of Draft Policies; Current Airport Influence Area (AIA) vs. Draft AIA; Draft Policies - Nonconforming Uses; Draft Policies - Existing Uses; Staff Recommendations; and Status Update.

Commissioner Panknin stated that he supports extending the 24 month dormant vacancy period, and to allow applicants to appeal for an extension.

Commissioner Robinson stated he would like to see the zoning exceptions that arise under the current policy.

Commissioner Hubbs suggested exploring a possible alternative variance process that would allow flexibility when the findings do not conform.

Breton Lobner, General Counsel, stated that in regards to the vacancy requirement, there are two distinct situations: 1) due to factors beyond control of the owner, such as the economy, a building has remained vacant and there is no intention to abandon use of the building; and 2) a building remains vacant for a very long time, due to the conscious intention made by the owner to keep it vacant for an extended period of time.

JOHN ZIEBARTH, SAN DIEGO, suggested that the Commission extend the dormant vacancy timeframe from 24 months to 36 months, and if not, to allow for an appeal process similar to that of the City of San Diego.

Commissioner Young stated that he could not support the recommended action due to the major increase in the AIA.

**RECOMMENDATION:** Receive the report and provide policy direction on the ALUC review process and implementation of the SDIA ALUCP.

**ACTION:** Moved by Commissioner Boland and seconded by Commissioner Robinson to approve the Airport Influence Area map only and continue working on the policies. Motion carried by the following vote: YES - Boland, Cox, Desmond, Gleason, Hubbs, Panknin, Robinson, Smisek; NO – Young; ABSENT – None. (Weighted Vote Points: YES - 87; NO - 13; ABSENT – 0)

**PUBLIC HEARINGS:** None

**COMMISSION COMMENT:** None

**ADJOURNMENT:** The meeting was adjourned at 10:32 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS  
12<sup>TH</sup> DAY OF APRIL, 2012.

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TONY R. RUSSELL  
DIRECTOR, CORPORATE SERVICES/  
AUTHORITY CLERK

APPROVED AS TO FORM:

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BRETON K. LOBNER  
GENERAL COUNSEL

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