## CONSISTENCY DETERMINATION MARINE CORPS AIR STATION (MCAS) MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) OCTOBER 7, 2010

Item #4

Resolution # 2010-0049 ALUC

Recommendation: Conditionally Consistent

## ESTABLISHMENT OF RECORDING STUDIO WITHIN EXISTING WAREHOUSE BUILDING AT 7063 CARROLL ROAD, CITY OF SAN DIEGO

<u>Description of Project</u>: Based on plans submitted to the ALUC, the project proposes the interior tenant improvement of an existing 4,745 square foot warehouse building for use as a recording studio on a 4,752 square foot property owned as an industrial condominium unit.

Noise Contours: The proposed project is located within the 70-75 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies recording studios located within the 70-75 dB CNEL noise contour as conditionally compatible with airport uses, provided that the buildings are sound attenuated to 50 dB CNEL interior noise level.

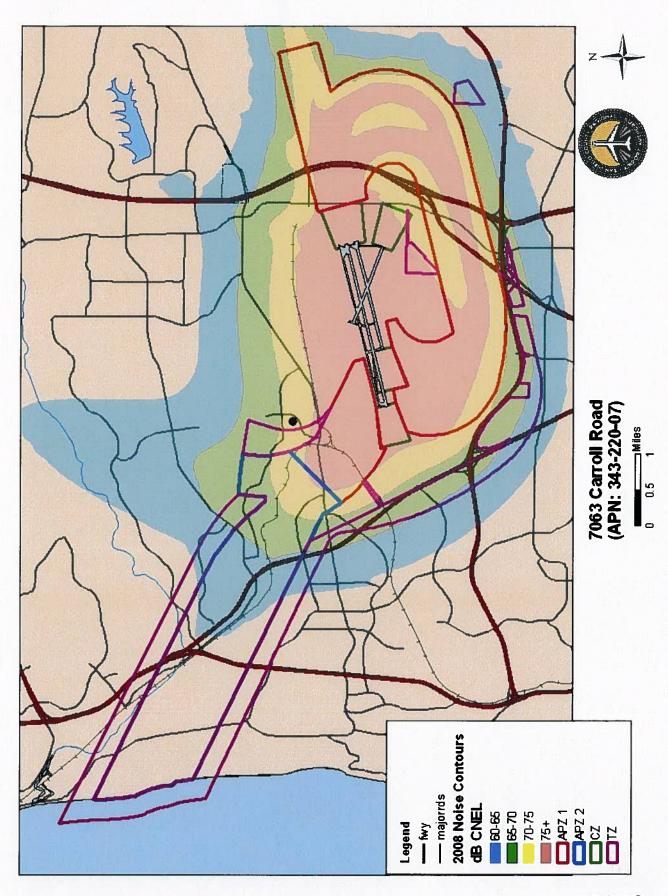
<u>Airspace Protection Surfaces:</u> No change is proposed in the 16-foot height of the existing building.

<u>Safety Zones:</u> The proposed project is located outside the Accident Potential Zones (APZ) and Transition Zone (TZ).

Ownership: The property is owned by KI Enterprises of San Diego. The lessee is Neil Hamovitch of San Diego. The architect is David Raphael Singer of La Jolla.

<u>Recommendation</u>: Based on review of the materials submitted in connection with the proposed project and the policies in the MCAS Miramar ALUCP adopted in 2008, staff recommends that the ALUC make the determination that the project is conditionally consistent with the MCAS Miramar ALUCP.

Conditions: Sound attenuation to an interior noise level of 50 dB CNEL.



## RESOLUTION NO. 2010-0049 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: ESTABLISHMENT OF RECORDING STUDIO WITHIN EXISTING WAREHOUSE BUILDING AT 7063 CARROLL ROAD, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE MARINE CORPS AIR STATION MIRMAR AIRPORT LAND USE COMPATIBILITY PLAN.

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to Section 21670.3 of the Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed development project: Establishment of Recording Studio within Existing Warehouse Building at 7063 Carroll Road, City of San Diego, which is located within the Airport Influence Area (AIA) for the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP), adopted in 2008; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the interior tenant improvement of an existing warehouse building for use as a recording studio; and

WHEREAS, the proposed project would be located within the 70-75 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies recording studios located within the 70-75 dB CNEL noise contour as conditionally compatible with airport uses, provided that the project is sound attenuated to 50 dB CNEL interior noise levels; and

WHEREAS, the proposed project is in compliance with the ALUCP airspace protection surfaces because no change is proposed in the height of the existing building; and

WHEREAS, the proposed project is located outside the Accident Potential Zones (APZs) and Transition Zone (TZ); and

WHEREAS, the ALUC has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and

WHEREAS, the ALUC has provided an opportunity for the City of San Diego, the U.S. Marine Corps, and interested members of the public to present information regarding this matter;

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Establishment of Recording Studio within Existing Warehouse Building at 7063 Carroll Road, City of San Diego, is conditionally consistent with the MCAS Miramar ALUCP, which was adopted in 2008, based upon the following facts and findings:

- (1) The proposed project involves the interior tenant improvement of an existing warehouse building for use as a recording studio.
- (2) The proposed project is located within the 70-75 dB CNEL noise contour. The ALUCP identifies recording studios located within the 70-75 dB CNEL noise contour as conditionally compatible with airport uses, provided that the project is sound attenuated to the 50 dB CNEL interior noise level. Therefore, as a condition of project approval, the project must be sound attenuated to the 50 dB CNEL interior noise level.
- (3) The proposed project is in compliance with the ALUCP airspace protection surfaces because no change is proposed in the height of the existing building.
- (4) The proposed project is located outside the APZs and TZ.
- (5) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the MCAS Miramar ALUCP.

BE IT FUTHER RESOLVED that this ALUC action is not a "project" as defined by the California Environmental Quality Act (CEQA), Pub. Res. Code Section 21065, and is not a "development" as defined by the California Coastal Act, Pub. Res. Code Section 30106.

Resolution No. 2010-0049 ALUC Page 3 of 3

PAS County at a	SSED, ADOPTED AND a regular meeting this 7	APPROVED by the ALUC for San Diego th day of October, 2010, by the following vote:
AYES:	Commissioners:	
NOES:	Commissioners:	
ABSENT:	Commissioners:	
		ATTEST:
		TONY R. RUSSELL DIRECTOR, CORPORATE SERVICES/ AUTHORITY CLERK
APPROVE	D AS TO FORM:	
	K. LOBNER COUNSEL	