

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

AIRPORT LAND USE COMMISSION AGENDA

Thursday, November 19, 2015
9:00 A.M. or immediately following the
Board Meeting

San Diego International Airport
SDCRAA Administration Building - Third Floor
(Formerly Commuter Terminal)
Board Room
3225 North Harbor Drive
San Diego, CA 92101
San Diego, California 92101

Board Members

Robert H. Gleason
Board Chair

David Alvarez
C. April Boling
Greg Cox
Jim Desmond
Lloyd B. Hubbs
Jim Janney
Paul Robinson
Mary Sesson

Ex-Officio Board Members

Laurie Berman
Eraina Ortega
Col. Jason G. Woodworth

President / CEO

Thella F. Bowens

***Live webcasts of Authority Board meetings can be accessed at
<http://www.san.org/Airport-Authority/Meetings-Agendas?EntryId=1954>***

Pursuant to California Public Utilities Code §§ 21670-21679.5, the Airport Land Use Commission ("Commission") is responsible for coordinating the airport planning of public agencies within San Diego County. The Commission has the legal responsibility to formulate airport land use compatibility plans ("ALUCPs") that will (a) provide for the orderly growth of each public airport and the areas surrounding the airport within the County and (b) safeguard the general welfare of the inhabitants within the vicinity of each airport and the public in general. Pursuant to §21670.3, the San Diego County Regional Airport Authority serves as the Commission.

This Agenda contains a brief general description of each item to be considered. The indication of a recommended action does not indicate what action (if any) may be taken. **Please note that agenda items may be taken out of order.** If comments are made to the Commission without prior notice or are not listed on the Agenda, no specific answers or responses should be expected at this meeting pursuant to State law.

Staff Reports and documentation relating to each item of business on the Agenda are on file in Corporate & Information Governance and are available for public inspection.

NOTE: Pursuant to Authority Code Section 2.15, all Lobbyists shall register as an Authority Lobbyist with the Authority Clerk within ten (10) days of qualifying as a lobbyist. A qualifying lobbyist is any individual who receives \$100 or more in any calendar month to lobby any Commission Member or employee of the Authority for the purpose of influencing any action of the Authority. To obtain Lobbyist Registration Statement Forms, contact the Corporate & Information Governance/Authority Clerk Department.

PLEASE COMPLETE A "REQUEST TO SPEAK" FORM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE AUTHORITY CLERK. PLEASE REVIEW THE POLICY FOR PUBLIC PARTICIPATION IN BOARD AND BOARD COMMISSION MEETINGS (PUBLIC COMMENT) LOCATED AT THE END OF THE AGENDA.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

NON-AGENDA PUBLIC COMMENT:

Non-Agenda Public Comment is reserved for members of the public wishing to address the Commission on matters for which another opportunity to speak **is not provided on the Agenda**, and which is within the jurisdiction of the Commission. Please submit a completed speaker slip to the Authority Clerk. ***Each individual speaker is limited to three (3) minutes. Applicants, groups and jurisdictions referring items to the Board for action are limited to five (5) minutes.***

Note: Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Commission.

CONSENT AGENDA (Items 1-5):

The Consent Agenda contains items that are routine in nature and non-controversial. It also contains consistency determinations that have been deemed consistent or **conditionally consistent**. The matters listed under 'Consent Agenda' may be approved by one motion. Any Commission Member may remove an item for separate consideration. Items so removed will be heard before the scheduled New Business items, unless otherwise directed by the Chair.

1. APPROVAL OF MINUTES:

The Airport Land Use Commission is requested to approve minutes of prior Commission meetings.

RECOMMENDATION: Approve the minutes of the October 15, 2015, regular meeting.

CONSISTENCY DETERMINATIONS

2. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 45 ATTACHED RESIDENTIAL UNITS AT 5003 IMPERIAL AVENUE, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination on a proposed project in the City of San Diego.

RECOMMENDATION: Adopt Resolution No. 2015-0032 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 110 ATTACHED RESIDENTIAL UNITS AT 1919 PACIFIC HIGHWAY, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination on a proposed project in the City of San Diego.

RECOMMENDATION: Adopt Resolution No. 2015-0033 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

4. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 291 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 16th STREET AND F STREET, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination on a proposed project in the City of San Diego.

RECOMMENDATION: Adopt Resolution No. 2015-0034 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

5. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF CAMPUS-WIDE IMPROVEMENTS AT 2335 CHATSWORTH BOULEVARD, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination on a proposed project in the San Diego Unified School District.

RECOMMENDATION: Adopt Resolution No. 2015-0035 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

OLD BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT:

Policy for Public Participation in Board, Airport Land Use Commission (ALUC), and Committee Meetings (Public Comment)

- 1) Persons wishing to address the Board, ALUC, and Committees shall complete a "Request to Speak" form prior to the initiation of the portion of the agenda containing the item to be addressed (e.g., Public Comment and General Items). Failure to complete a form shall not preclude testimony, if permission to address the Board is granted by the Chair.
- 2) The Public Comment Section at the beginning of the agenda is limited to eighteen (18) minutes and is reserved for persons wishing to address the Board, ALUC, and Committees on any matter for which another opportunity to speak is not provided on the Agenda, and on matters that are within the jurisdiction of the Board. A second Public Comment period is reserved for general public comment later in the meeting for those who could not be heard during the first Public Comment period.
- 3) Persons wishing to speak on specific items listed on the agenda will be afforded an opportunity to speak during the presentation of individual items. Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Board, ALUC and Committees. Public comment on specific items is limited to twenty (20) minutes – ten (10) minutes for those in favor and ten (10) minutes for those in opposition of an item. Each individual speaker will be allowed three (3) minutes, and applicants and groups will be allowed five (5) minutes.
- 4) If many persons have indicated a desire to address the Board, ALUC and Committees on the same issue, then the Chair may suggest that these persons consolidate their respective testimonies. Testimony by members of the public on any item shall be limited to **three (3) minutes per individual speaker and five (5) minutes for applicants, groups and referring jurisdictions.**
- 5) Pursuant to Authority Policy 1.33 (8), recognized groups must register with the Authority Clerk prior to the meeting.
- 6) After a public hearing or the public comment portion of the meeting has been closed, no person shall address the Board, ALUC, and Committees without first obtaining permission to do so.

Additional Meeting Information

NOTE: This information is available in alternative formats upon request. To request an Agenda in an alternative format, or to request a sign language or oral interpreter, or an Assistive Listening Device (ALD) for the meeting, please telephone the Authority Clerk's Office at (619) 400-2400 at least three (3) working days prior to the meeting to ensure availability.

For your convenience, the agenda is also available to you on our website at www.san.org.

For those planning to attend the Board meeting, parking is available in the public parking lot located directly in front of the Administration Building (formerly the Commuter Terminal). Bring your ticket to the third floor receptionist for validation.

You may also reach the Administration Building by using public transit via the San Diego Metropolitan Transit System, Route 992. The MTS bus stop at Terminal 1 is a very short walking distance from the Administration Building. ADA paratransit operations will continue to serve the Administration Building as required by Federal regulation. For MTS route, fare and paratransit information, please call the San Diego MTS at (619) 233-3004 or 511. For other Airport related ground transportation questions, please call (619) 400- 2685.

UPCOMING MEETING SCHEDULE

<i>Date</i>	<i>Day</i>	<i>Time</i>	<i>Meeting Type</i>	<i>Location</i>
December 17	Thursday	9:00 a.m.	Regular	Board Room

**DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, OCTOBER 15, 2015
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM**

CALL TO ORDER: Chair Gleason called the regular meeting of the Airport Land Use Commission to order at 9:37 a.m. on Thursday, October 15, 2015 in the Board Room at the San Diego International Airport, Administration Building (formerly the Commuter Terminal), 3225 North Harbor Drive, San Diego, CA 92101.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PRESENT: Commission Members: Alvarez, Boling, Cox, Desmond, Gleason, Hubbs, Janney, Robinson, Sessom

ABSENT: Commission Members: Berman (Ex Officio), Ortega (Ex Officio), Woodworth (Ex Officio)

ALSO PRESENT: Thella F. Bowens, President/CEO; Breton K. Lobner, General Counsel; Lorraine Bennett, Assistant Authority Clerk II; Sara Real, Assistant Authority Clerk I

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-4):

Board Member Robinson stated his recusal on Item 4 due to a potential conflict of interest.

ACTION: Moved by Commissioner Sessom and seconded by Commissioner Desmond to approve the Consent Agenda, noting Commissioner Robinson's ABSTENTION on Item 4. Motion carried by the following vote: YES – Alvarez, Boling, Cox, Desmond, Gleason, Hubbs, Janney, Robinson, Sessom; NO – None; ABSENT – None (Weighted Vote Points: YES – 100; NO – 0; ABSENT – 0).

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the September 17, 2015, regular meeting.

CONSISTENCY DETERMINATIONS

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

RECOMMENDATION: Receive the report.

3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF A HOTEL WITH LEASABLE COMMERCIAL SPACE AT 970 WEST BAYFRONT COURT, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2015-0028 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

4. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 296 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 820 WEST BROADWAY, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2015-0029 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

OLD BUSINESS:

NEW BUSINESS:

5. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – ESTABLISHMENT OF AN EATING & DRINKING ESTABLISHMENT AT 1909 INDIA STREET, CITY OF SAN DIEGO:

Angela Jamison, Manager, Airport Planning, provided a presentation on the Establishment of an Eating & Drinking Establishment at 1909 India Street, San Diego, which included the Proposed Project Floor Plans; Airport Land Use Compatibility Plan (ALUCP) Safety Zone Location; ALUCP Safety Zone Matrix; Computation of Use Area; Occupancy Load Factor; and Safety Zone 3 Southeast.

ARSALUN TAFAZOLI, SAN DIEGO, project applicant, stated he has already invested a sizable sum of money in the project, and that the not consistent recommendation is confusing as there are many existing densely populated restaurants surrounding the proposed site. He asked the Commission to be mindful of the proposed project, and to look beyond the equation.

Commissioner Desmond disclosed ex-parte communications with Tony Young.

Commissioner Cox disclosed that Greg Murphy of his staff had ex-parte communications with Tony Young.

Commissioner Robinson disclosed ex-parte communications with Mr. Tafazoli and his attorney.

Chair Gleason disclosed ex-parte communications with Tony Young.

Commissioner Alvarez disclosed that members of his staff had ex-parte communications with Tony Young.

TONY YOUNG, SAN DIEGO, spoke in support of the proposed project and encouraged the Commission to look at the project from a common sense approach. He also provided a letter in support of the proposed project from the Little Italy Association.

MARY GIOLZETTI, SAN DIEGO, spoke in support of the proposed project.

EDWARD BARBAT, SAN DIEGO, spoke in support of the proposed project.

In response to Commissioner Sessom regarding what options the applicant has moving forward, Breton Lobner, General Counsel, stated that if the project is determined to be inconsistent by the Airport Land Use Commission, the applicant would have to take the matter before the City of San Diego City Council and ask for an appeal. He further stated that if the proposed project is found to be consistent, the City of San Diego can grant whatever authority it wishes with regard to consideration of its zoning.

Commissioner Alvarez noted that since the proposed project is within the Civic San Diego jurisdiction, the City of San Diego would see this only if it was appealed for environmental reasons.

In response to Commissioner Desmond regarding why are projects coming before the Commission first before going to the City of San Diego, Ms. Jamison stated that the San Diego International Airport Land Use Compatibility Plan (ALUCP) is not yet implemented by the City of San Diego, and therefore all projects are referred to the Airport Land Use Commission until the General Plan is consistent with the ALUCP.

In response to Commissioner Alvarez regarding why does the Commission have any vote on this matter when it does not have any discretion within the review process, Mr. Lobner stated that this is a public process and the applicant has a right to come before this Commission.

Commissioner Alvarez stated that to the extent possible, he would like to look at streamlining the project application process in the future.

Commissioner Robinson recommended that should the ALUC deem the project to be not consistent, the applicant should request an override by the City of San Diego.

Chair Gleason stated that the Authority needs to do whatever it can for the City of San Diego to help adopt its General Plan.

RECOMMENDATION: Adopt Resolution No. 2015-0030 ALUC, making the determination that the project is not consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

ACTION: Moved by Commissioner Desmond and seconded by Commissioner Sessom to approve staff's recommendation. Motion carried by the following vote: YES – Alvarez, Boling, Cox, Desmond, Gleason, Hubbs, Janney, Sessom; NO – Robinson; ABSENT – None (Weighted Vote Points: YES – 92; NO – 8; ABSENT – 0).

Chair Gleason requested that staff keep the Board apprised on the status of this project with the City of San Diego. He also requested that staff keep the Commission updated on the status of the City's adoption of its General Plan. He further requested that staff coordinate a workshop to discuss how the ALUCP is put together, and if the Commission is still comfortable with the decision points.

OLD BUSINESS: None.

NEW BUSINESS:

6. ADOPTION OF THE NAVAL OUTLYING LANDING FIELD IMPERIAL BEACH AIRPORT LAND USE COMPATIBILITY PLAN WITH NOTICE OF EXEMPTION:

Angela Jamison, Manager, Airport Planning, provided a presentation on the Naval Outlying Landing Field Imperial Beach Airport Land Use Compatibility Plan, which included Public Outreach; Purpose of Airport Land Use Compatibility Plans (ALUCPs); Progress to Date – 14 of 16 ALUCPs Adopted; Role of the Caltrans Handbook; Planning Process & Implementation; ALUCP Compatibility Factors; Noise Exposure Contours; Parcels in 60-65 dB Community Noise Equivalent Level (CNEL) Noise Contour; Safety Zones; Overflight Notification Area; Residential Overflight Awareness; Airspace Protection Area; Airspace Protection Surfaces; Federal Aviation Administration Review; Airport Influence Area (AIA); AIA & Real Estate Disclosure; Local Agency Implementation; and Environmental Review (CEQA).

Chair Gleason stated that the ALUC should have the discretion to make plans that are guided by the Caltrans handbook, and not be completely bound by Military Air Installation Compatible Use Zone documents.

RECOMMENDATION: Adopt Resolution No. 2015-0031 ALUC, adopting the Airport Land Use Compatibility Plan for Naval Outlying Landing Field Imperial Beach and Notice of Exemption.

ACTION: Moved by Commissioner Janney and seconded by Commissioner Alvarez to approve staff's recommendation. Motion carried by the following vote: YES – Alvarez, Boling, Cox, Desmond, Gleason, Hubbs, Janney, Robinson, Sessom; NO – None; ABSENT – None. (Weighted Vote Points: YES – 100; NO – 0; ABSENT – 0).

COMMISSION COMMENT: None

ADJOURNMENT: The meeting was adjourned at 10:53 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS
19th DAY OF NOVEMBER, 2015.

TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
November 19, 2015**

Item # 2 Resolution # 2015-0032 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 45 ATTACHED RESIDENTIAL UNITS AT 5003
IMPERIAL AVENUE, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC by the City of San Diego, the project proposes the construction of a 53,946 square foot building of 45 attached residential units on a property of 1.16 acres. The application was deemed complete by ALUC staff on October 29, 2015.

Noise Contours: The proposed project is located within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level.

Airspace Protection Surfaces: The height of the proposed project structure will be 58 feet above ground level. The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).

Safety Zones: The proposed project is located outside all Safety Zones.

Overflight Notification Area: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses be recorded with the County Recorder or other alternative method as approved by the ALUC.

Interests Disclosure: The property is owned by the City of San Diego with pending sale to Ouchi CIC, LP with Cheri Hoffman disclosed as president. The architect is William Hedenkamp of San Diego.

Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the SDIA ALUCP, staff recommends

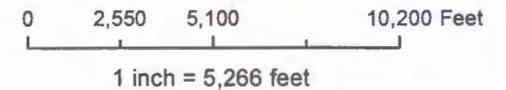
that the ALUC make the determination that the project is conditionally consistent with the SDIA ALUCP.

Conditions: 1) Sound attenuation to an interior noise level of 45 dB CNEL.
2) Recordation of an overflight notification with the County Recorder or other alternative method as approved by the ALUC.

5003 Imperial Avenue



-  60-65 dB CNEL
-  65-70 dB CNEL
-  70-75 dB CNEL
-  75+ dB CNEL



RESOLUTION NO. 2015-0032 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 45 ATTACHED RESIDENTIAL UNITS, AT 5003 IMPERIAL AVENUE, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE SAN DIEGO INTERNATIONAL AIRPORT - 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 §21670.3 of the California Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed project: Construction of 45 Attached Residential Units, City of San Diego, which is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP), adopted and amended in 2014; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of 45 attached residential units; and

WHEREAS, the proposed project would be located within the 60-65 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) height restrictions and is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is located outside all Safety Zones; and

WHEREAS, the proposed project is located within the overflight notification area, and the ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC; 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 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: Construction of 45 Attached Residential Units, at 5003 Imperial Avenue, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted in and amended in 2014, based upon the following facts and findings:

- (1) The proposed project involves the construction of 45 attached residential units.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level.
- (3) The proposed project is located outside the TSS. The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the FAA.
- (4) The proposed project is located outside all Safety Zones.
- (5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC. Therefore, as a condition of project approval, an overflight notification shall be recorded with the County Recorder or other alternative method as approved by the ALUC.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.

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

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 19th day of November, 2015, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
November 19, 2015**

Item # 3 Resolution # 2015-0033 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 110 ATTACHED RESIDENTIAL UNITS AT 1919
PACIFIC HIGHWAY, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC by the City of San Diego, the project proposes the construction of 110 apartments in an eight-story, 128,543 square foot building over street level parking on a property of 0.74 acres. The application was deemed complete by ALUC staff on October 29, 2015.

Noise Contours: Greater than 50 percent of the proposed project is located within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise contour, and therefore the compatibility standards for the 65-70 noise contour zone apply. (See the attached map.) The ALUCP identifies residential uses as conditionally compatible, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. The ALUCP requires that an aviation easement for aircraft noise and height be recorded with the County Recorder.

Airspace Protection Surfaces: The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).

Safety Zones: The proposed project is located outside all Safety Zones.

Overflight Notification Area: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses be recorded with the County Recorder or other alternative methods as approved by the ALUC. However, in instances when an aviation easement is required, no additional overflight notification is required.

Interests Disclosure: The property is owned by Thomas Chen and Associates of San Diego. The applicant is Alta 1919 Holdings LLC c/o Wood Partners of Irvine, whose vice president is disclosed as Brian Hansen. The architect is Carrier Johnson + Culture of San Diego. The civil engineer is Kettler Leweck

Engineering of San Diego. The structural engineer is KPFF of San Diego. The geotechnical engineer is Geo Design Inc. of Anaheim.

Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the SDIA ALUCP, staff recommends that the ALUC make the determination that the project is conditionally consistent with the SDIA ALUCP.

Conditions: 1) Sound attenuation of residential units to an interior noise level of 45 dB CNEL. 2) Recordation of an avigation easement with the County Recorder.

1919 Pacific Highway



- 60-65 dB CNEL
- 65-70 dB CNEL
- 70-75 dB CNEL
- 75+ dB CNEL

0 650 1,300 2,600 Feet

1 inch = 1,317 feet

Image courtesy of USGS © 2015 Microsoft Corporation

RESOLUTION NO. 2015-0033 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 110 ATTACHED RESIDENTIAL UNITS AT 1919 PACIFIC HIGHWAY, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE SAN DIEGO INTERNATIONAL AIRPORT - 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 §21670.3 of the California Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed project: Construction of 110 Attached Residential Units at 1919 Pacific Highway, City of San Diego, which is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP), adopted and amended in 2014; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of 110 attached residential units; and

WHEREAS, greater than 50 percent of the proposed project would be located within the 65-70 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP indicates that the compatibility standards apply for that contour in which greater than 50 percent of the building is situated, and the ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an aviation easement is recorded with the County Recorder; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) height restrictions and is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is located outside all Safety Zones; and

WHEREAS, the proposed project is located within the overflight notification area, and the ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses, but does not require an additional overflight notification where an aviation easement is required; 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 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: Construction of 110 Attached Residential Units at 1919 Pacific Highway, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted in and amended in 2014, based upon the following facts and findings:

- (1) The proposed project involves the construction of 110 attached residential units.
- (2) Greater than 50 percent of the proposed project is located within the 65-70 dB CNEL noise contour. The ALUCP indicates that the compatibility standards apply for that contour in which greater than 50 percent of the building is situated. The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an aviation easement is recorded with the County Recorder. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level and an aviation easement must be recorded with the County Recorder.
- (3) The proposed project is located outside the TSS. The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the FAA.
- (4) The proposed project is located outside all Safety Zones.
- (5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC, but does not require an additional overflight notification where an aviation easement is required.

(6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.

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

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 19th day of November, 2015, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
November 19, 2015**

Item # 4 Resolution # 2015-0034 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 291 ATTACHED RESIDENTIAL UNITS WITH
LEASABLE COMMERCIAL SPACE AT 16th STREET AND F STREET, CITY
OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC by the City of San Diego, the project proposes the construction of a 29-story building of 291 residential units, approximately 21,000 square feet of leasable commercial space, and three levels of underground parking on a property of 1.15 acres. (See the attached map.) The application was deemed complete by ALUC staff on October 29, 2015.

Noise Contours: The proposed project is located outside the 60 decibel Community Noise Equivalent Level (dB CNEL) noise contour. The ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The height of the proposed project will be 338 feet above ground level. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the Federal Aviation Administration (FAA).

Safety Zones: The proposed project is located outside all Safety Zones.

Overflight Notification Area: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses be recorded with the County Recorder or other alternative method as approved by the ALUC.

Interests Disclosure: The property owner is Navarra Properties LP of San Diego, represented by Jerome V. Navarra. The applicant is Streetlights Residential, represented by Michael Yanicelli of San Diego. The architect is Carrier Johnson + Culture of San Diego, whose principals are Gordon Carrier and Michael

Johnson. The civil engineer is Project Design Consultants of San Diego. The urban planner is Skyport Studio of San Diego, whose principal is Frank Wolden. The landscape architect is McCullough Landscape Architecture of San Diego. The artist is Moniker Group of San Diego.

Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the SDIA ALUCP, staff recommends that the ALUC make the determination that the project is conditionally consistent with the SDIA ALUCP.

Conditions: Structural marking and lighting per FAA procedures.

16th Street @ F Street



0 1,300 2,600 5,200 Feet

1 inch = 2,633 feet

Image courtesy of USGS © 2015 Microsoft Corporation

RESOLUTION NO. 2015-0034 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 291 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 16th STREET AND F STREET, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE SAN DIEGO INTERNATIONAL AIRPORT - 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 §21670.3 of the California Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed project: Construction of 291 Attached Residential Units with Leasable Commercial Space at 16th Street and F Street, City of San Diego, which is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP), adopted and amended in 2014; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of 291 attached residential units with underground parking and leasable commercial space; and

WHEREAS, the proposed project would be located outside the 60 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) height restrictions and would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is located outside all Safety Zones; and

WHEREAS, the proposed project is located within the overflight notification area, and the ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC; 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 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: Construction of 291 Attached Residential Units with Leasable Commercial Space at 16th Street and F Street, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted and amended in 2014, based upon the following facts and findings:

- (1) The proposed project involves the construction of 291 attached residential units with underground parking and leasable commercial space.
- (2) The proposed project is located outside the 60 dB CNEL noise contour. The ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses.
- (3) The proposed project is located outside the TSS. The maximum height of the proposed project is approximately 338 feet AGL. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the FAA. Therefore, as a condition of project approval, the structure shall be marked and lighted in accordance with FAA procedures.
- (4) The proposed project is located outside all Safety Zones.
- (5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC. Therefore, as a condition of project approval, an overflight notification shall be recorded with the County Recorder on each property containing a residential unit or other alternative method as approved by the ALUC.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.

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

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 19th day of November, 2015, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
November 19, 2015**

Item # 5 Resolution # 2015-0035 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF CAMPUS-WIDE IMPROVEMENTS AT 2335
CHATSWORTH BOULEVARD, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC by the San Diego Unified School District, the project proposes the construction of campus-wide improvements including a restroom and concession building, a storage building, ticket booth, utility substation, elevator, 500-seat visitor bleachers, ten field and grandstand light poles, and six speaker poles on a property of 17.37 acres with an existing secondary school. Additional construction work will be done to replace a classroom and library building on the property, but that construction qualifies as existing land use over which the ALUC does not have jurisdiction. The application was deemed complete by ALUC staff on October 30, 2015.

Noise Contours: The proposed project is located within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies campus-wide uses located within the 65-70 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The maximum height of the proposed project structures will be 70 feet above ground level. The proposed project is located within the SDIA Threshold Siting Surface (TSS). The maximum allowable height for a project on this site is approximately 70 feet Above Ground Level (AGL), and the maximum structural height is 70 feet AGL. Therefore, the project complies with the TSS. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the Federal Aviation Administration (FAA).

Safety Zones: The proposed project is located outside all Safety Zones.

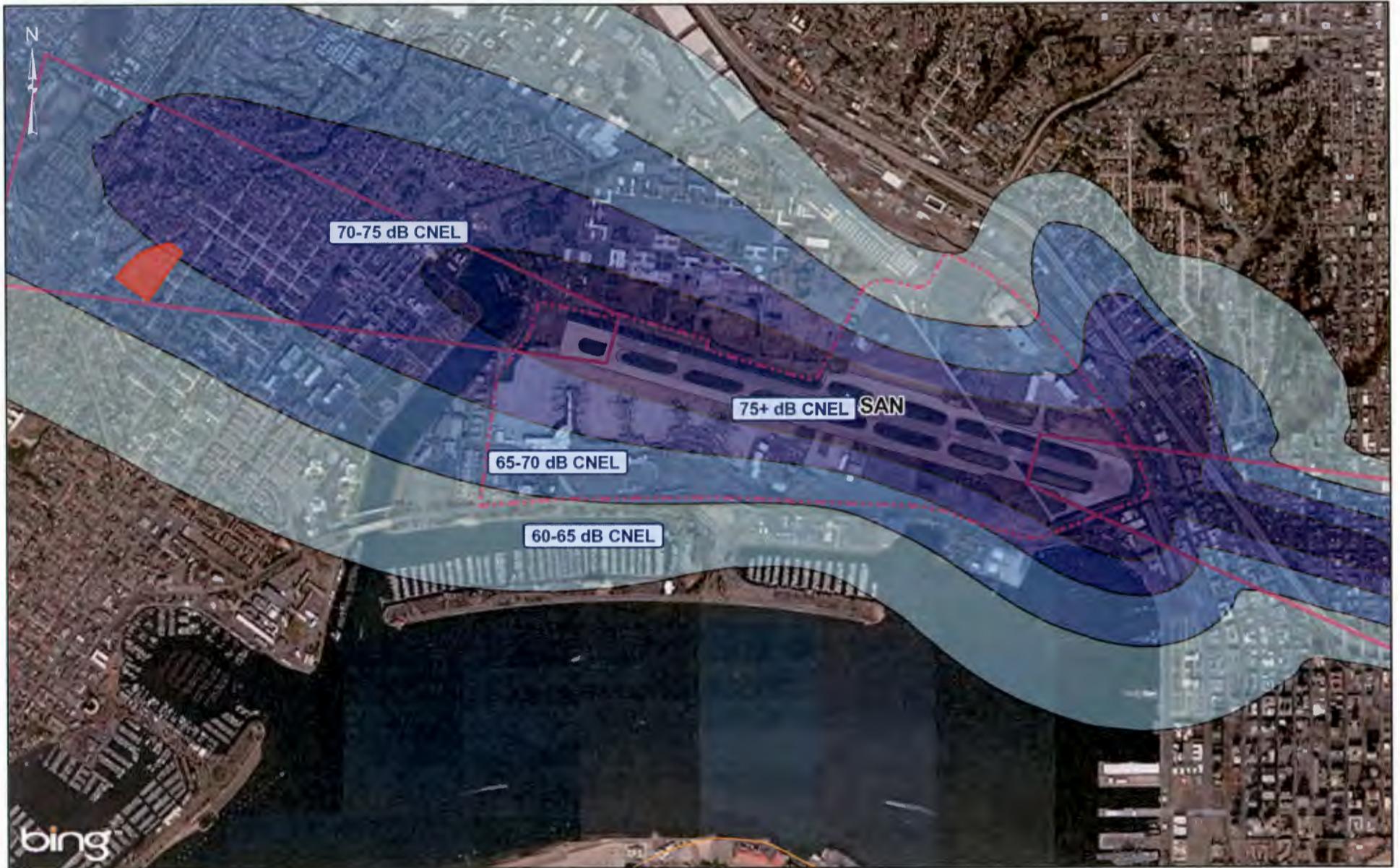
Overflight Notification Area: The proposed project is located within the overflight notification area, but does not involve any new residential use subject to overflight notification requirements.

Interests Disclosure: The property is owned by the San Diego Unified School District. The civil engineer is SWS Engineering, Inc. of San Marcos.

Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the SDIA ALUCP, staff recommends that the ALUC make the determination that the project is conditionally consistent with the SDIA ALUCP.

Conditions: Structural marking and lighting per FAA procedures.

2335 Chatsworth Boulevard



-  60-65 dB CNEL
 -  65-70 dB CNEL
 -  70-75 dB CNEL
 -  75+ dB CNEL
-  SAN_TSS

0 1,300 2,600 5,200 Feet

1 inch = 2,633 feet

Image courtesy of USGS © 2015 Microsoft Corporation

RESOLUTION NO. 2015-0035 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF CAMPUS-WIDE IMPROVEMENTS AT 2335 CHATSWORTH BOULEVARD, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE SAN DIEGO INTERNATIONAL AIRPORT - 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 §21670.3 of the California Public Utilities Code, was requested by the San Diego Unified School District to determine the consistency of a proposed project: Construction of Campus-Wide Improvements at 2335 Chatsworth Boulevard, City of San Diego, which is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP), adopted and amended in 2014; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of campus-wide improvements including ticket booth, restrooms, pressbox, concessions, elevator, bleachers, and light and speaker poles; and

WHEREAS, the proposed project also includes additional construction work to replace a classroom and library building on the property that qualifies as existing land use over which the ALUC does not have jurisdiction; and

WHEREAS, the proposed project would be located within the 65-70 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies campus-wide uses located within the 65-70 dB CNEL noise contour as compatible with airport uses; and

WHEREAS, the proposed project is in compliance with the SDIA Threshold Siting Surface (TSS) height restrictions and would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is located outside all Safety Zones; and

WHEREAS, the proposed project is located within the overflight notification area, but does not contain any residential use subject to overflight notification requirements; 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 San Diego Unified School District 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: Construction of Campus-Wide Improvements at 2335 Chatsworth Boulevard, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted and amended in 2014, based upon the following facts and findings:

- (1) The proposed project involves the construction of campus-wide improvements including ticket booth, restrooms, pressbox, concessions, elevator, bleachers, and light and speaker poles. Additional construction on the property to replace the library and classrooms in a new building constitutes an existing use over which the ALUC does not have jurisdiction.
- (2) The proposed project also includes additional construction work to replace a classroom and library building on the property that qualifies as existing land use over which the ALUC does not have jurisdiction.
- (3) The proposed project is located within the 65-70 dB CNEL noise contour. The ALUCP identifies campus-wide uses located within the 65-70 dB CNEL noise contour as compatible with airport uses.
- (4) The proposed project is located within the TSS. The maximum allowable height for a project on this site is approximately 70 feet Above Ground Level (AGL). The maximum height of the proposed project is approximately 70 feet AGL. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the FAA. Therefore, as a condition of project approval, the structure shall be marked and lighted in accordance with FAA procedures.
- (5) The proposed project is located outside all Safety Zones.

- (6) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder only for new residential land uses, and the project does not contain any residential use subject to overflight notification requirements.
- (7) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.

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

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 19th day of November, 2015, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL