

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

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Col. Charles B. Dockery
Gayle Miller

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AIRPORT LAND USE COMMISSION AGENDA

Thursday, February 4, 2021
9:00 AM or immediately following the Board Meeting

San Diego International Airport
SDCRAA Administration Building
Board Room
3225 N. Harbor Drive
San Diego, California 92101

This meeting of the Airport Land Use Commission of the San Diego County Regional Airport Authority Board will be conducted pursuant to the provisions of California Executive Order N-29-20 which suspends certain requirements of the Ralph M. Brown Act. During the current State of Emergency and in the interest of public health, all Board members will be participating in the meeting electronically. In accordance with the Executive Order, there will be no members of the public in attendance at the Board Meeting. We are providing alternatives to in-person attendance for viewing and participating in the meeting. In lieu of in-person attendance, members of the public may submit their comments in the following manner.

Comment on Non-Agenda Items

Public comments on non-agenda items must be submitted to the Authority Clerk at clerk@san.org, no later than 4:00 p.m. the day prior to the posted meeting in order to be eligible to be read into the record. The Authority Clerk will read the first 30 comments received by 4:00 p.m. the day prior to the meeting into the record. The maximum number of comments to be read into the record on a single issue will be 16. All other comments submitted, including those received after 4:00 p.m. the day prior and before 8:00 a.m. the day of the meeting, will be provided to the Authority Board and submitted into the written record for the meeting.

Comment on Agenda Items

Public comments on agenda items received no later than 8:00 a.m. on the day of the meeting will be distributed to the Board and included in the record.

If you'd like to speak to the Board live during the meeting, please follow these steps to request to speak:

- **Step 1:** Fill out the online [Request to Speak Form](#) to speak during the meeting via teleconference. The form must be submitted by 4 p.m. the day before the meeting or by 4:00 p.m. the Friday before a Monday meeting. After completing the form, you'll get instructions on how to call in to the meeting.

- **Step 2:** Watch the meeting via the Webcast located at the following link, <https://www.san.org/Airport-Authority/Meetings-Agendas/Archive?EntryId=13916>
- **Step 3:** When the Board begins to discuss the agenda item you want to comment on, call in to the conference line, you will be placed in a waiting area. **Please do not call until the item you want to comment on is being discussed.**
- **Step 4:** When it is time for public comments on the item you want to comment on, Authority Clerk staff will invite you into the meeting and unmute your phone. Please mute the webcast to avoid any feedback. Staff will then ask you to state your name and begin your comments.

You may also view the meeting online at the following link: <https://www.san.org/Airport-Authority/Meetings-Agendas/Archive?EntryId=13916>

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting the Authority Clerk at (619) 400-2550 or <mailto:clerk@san.org>. The Authority is committed to resolving accessibility requests swiftly in order to maximize accessibility.

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 Board 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 Board Services 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 Board Member or employee of the Authority for the purpose of influencing any action of the Authority. To obtain Lobbyist Registration Statement Forms, contact the Board Services/Airport Authority Clerk Department.

CALL TO ORDER:

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 1-2):

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:

RECOMMENDATION: Approve the minutes of the January 7, 2021 regular meeting.

CONSISTENCY DETERMINATIONS

2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: GILLESPIE FIELD 8835 COTTONWOOD AVENUE, CITY OF SANTEE; NAVAL AIR STATION NORTH ISLAND 1014 F AVENUE, CITY OF CORONADO; SAN DIEGO INTERNATIONAL AIRPORT 929 WEST GRAPE STREET, CITY OF SAN DIEGO, 1122 FOURTH AVENUE, CITY OF SAN DIEGO, 1840 NARRAGANSETT COURT, CITY OF SAN DIEGO, 4475 DEL MONTE AVENUE, CITY OF SAN DIEGO:

RECOMMENDATION: Receive the report.

(Planning & Environmental Affairs: Ralph Redman)

PUBLIC HEARINGS:

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 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.
- 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.
- 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. Bring your ticket to the third floor receptionist for validation.

You may also reach the SDCRAA Building by using public transit via the San Diego MTS System, Route 992. For route and fare information, please call the San Diego MTS at (619) 233-3004 or 511.

**DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, JANUARY 7, 2021
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM**

CALL TO ORDER: Chair Schiavoni called the meeting of the Airport Land Use Commission to order at 9:46 a.m. on Thursday, January 7, 2021, electronically and via teleconference pursuant to Executive Order N-29-20 at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

ROLL CALL:

PRESENT: Commissioners: Cabrera, Dallarda (Ex-Officio), Dockery (Ex-Officio), Lloyd, McNamara, Robinson, Schiavoni, Vargas, West

ABSENT: Commissioners: Blakespear, Miller (Ex-Officio)

ALSO PRESENT: Kimberly J. Becker, President/CEO; Amy Gonzalez, General Counsel; Tony R. Russell, Director, Board Services/Authority Clerk; Dustin Heick, Assistant Authority Clerk I

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-2):

ACTION: Moved by Commissioner West and seconded by Commissioner Robinson to approve the Consent Agenda. Motion carried by the following votes: YES – Cabrera, Lloyd, McNamara, Robinson, Schiavoni, Vargas, West; NO – None; ABSENT – Blakespear; (Weighted Vote Points: YES – 75; NO – 0; ABSENT – 12)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the December 3, 2020 regular meeting.

CONSISTENCY DETERMINATIONS

- 2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: BROWN FIELD MUNICIPAL AIRPORT EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN AMENDMENT, COUNTY OF SAN DIEGO; GILLESPIE FIELD 8610 ATLAS VIEW DRIVE, CITY OF SANTEE; NAVAL AIR STATION NORTH ISLAND 667 OCEAN BOULEVARD, CITY OF CORONADO, 201 OCEAN DRIVE, CITY OF CORONADO AND 161 ALDER STREET, CITY OF CORONADO; BROWN FIELD MUNICIPAL AIRPORT, GILLESPIE FIELD, MARINE CORPS AIR STATION MIRAMAR, MONTGOMERY-GIBBS EXECUTIVE AIRPORT, NAVAL AIR STATION NORTH ISLAND, NAVAL OUTLYING LANDING FIELD IMPERIAL BEACH, AND SAN DIEGO INTERNATIONAL AIRPORT CENTRE CITY REZONES & MUNICIPAL CODE AMENDMENTS, CITY OF SAN DIEGO, COMPLETE COMMUNITIES HOUSING SOLUTIONS UPDATE TO LAND DEVELOPMENT CODE, CITY OF SAN DIEGO AND COMPLETE COMMUNITIES MOBILITY CHOICES UPDATE TO LAND DEVELOPMENT CODE, CITY OF SAN DIEGO:**

RECOMMENDATION: Receive the report.

PUBLIC HEARINGS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting adjourned at 9:48 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 4TH DAY OF
FEBRUARY, 2021.

ATTEST:

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Airport Land Use Commission
Report of Determinations of Consistency with Airport Land
Use Compatibility Plans

Item No.
2

Meeting Date: **FEBRUARY 4, 2021**

Pursuant to Airport Authority Policy 8.30, and acting in its delegated capacity as the Airport Land Use Commission (ALUC) for San Diego County, Airport Authority staff has issued the following consistency determinations per their respective ALUCPs:

Gillespie Field ALUCP

Establishment of Detached Residential Unit within Existing Building at 8835 Cottonwood Avenue, City of Santee

Deemed Complete & Conditionally Consistent on January 5, 2021

Description of Project: The project involves the conversion of an existing, detached garage into an accessory residential unit on property with an existing, primary residential unit to remain.

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

Airspace Protection Surfaces: No change is proposed in the height of the existing building.

Safety Zones: The proposed project is located within Safety Zone 2. The ALUCP identifies residential uses located within Safety Zone 2 as incompatible with airport uses. However, primary and accessory residential units are considered as compatible if they are located on a legal lot of record and residential use is permitted by local land use regulations, both of which apply to the proposed project.

Overflight Notification: The proposed project is located within the overflight notification area. The ALUCP requires that a means of overflight notification be provided for new residential land uses. Therefore, as a condition of project approval, a means of overflight notification must be provided for the new residential unit.

Naval Air Station North Island (NASNI) ALUCP

Expansion of an Existing Residential Unit at 1014 F Avenue, City of Coronado

Deemed Complete & Conditionally Consistent on January 11, 2021

Description of Project: The project involves the renovation of an existing residence with a second story expansion which exceeds 50 percent of the area of existing habitable space.

Noise Contours and Safety Zones: The proposed project lies within Accident Potential Zone (APZ) I and the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential uses located within APZ I and the 65-70 dB CNEL noise contour as conditionally compatible with airport uses, provided that the project complies with a density of one dwelling unit per legal lot of record, plus any accessory dwelling unit, and, further, provided that any new residence or expanded area of an existing one in excess of 50 percent of the existing habitable space is sound attenuated to 45 dB CNEL interior noise level. The project proposes to maintain the existing dwelling unit and therefore complies with the APZ I density limitation. As a condition of project approval, the expanded portion of the residence must be sound attenuated to 45 dB CNEL interior noise level.

Airspace Protection Surfaces: The maximum height of the proposed project structure will be approximately 48 feet above mean sea level (30 feet above ground level). The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA) because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

Overflight Notification: The proposed project is located within the overflight notification area, but since it involves the expansion of an existing residence and does not involve the construction or establishment of a new residential unit, the proposed project is not subject to overflight notification requirements.

San Diego International Airport ALUCP

Construction of 49 Attached Residential Units at 929 West Grape Street, City of San Diego

Deemed Complete & Conditionally Consistent on January 5, 2021

Description of Project: The project involves the construction of 49 residential building.

Noise Contours: The proposed project lies within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as conditionally compatible with airport uses, 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. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level and an aviation easement for aircraft noise and height must be recorded with the County Recorder.

Airspace Protection Surfaces: The maximum height of the proposed project structure will be approximately 149 feet above mean sea level (127 feet above ground level). The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The proposed project structure is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued and extended by the Federal Aviation Administration (FAA). The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the temporary construction crane is marked and lighted in accordance with a separate determination of no hazard to air navigation issued by the FAA. Therefore, as a condition of project approval, the temporary construction crane must be marked and lighted in accordance with FAA procedures.

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

Overflight Notification: The proposed project is located within the overflight notification area. The ALUCP requires that a means of overflight notification be provided for new residential land uses. In instances when an aviation easement is required, the overflight notification requirement is satisfied.

Construction of 336 Attached Residential Units and 190 Hotel Rooms with Leasable Commercial Space at 1122 4th Avenue, City of San Diego

Deemed Complete & Conditionally Consistent on January 8, 2021

Description of Project: The project involves the construction of a 41-story building including 336 residential units, 190 hotel rooms, and ground-floor leasable commercial space with five levels of underground parking.

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

Airspace Protection Surfaces: The maximum height of the proposed project structure will be 500 feet above mean sea level (446 feet above ground level). The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure and temporary construction crane are marked and lighted in accordance with two determinations of no hazard to air navigation issued by the Federal Aviation Administration (FAA) and an aviation easement for airspace is recorded with the County Recorder. Therefore, as a condition of project approval, the structure and temporary construction crane must be marked and lighted in accordance with FAA procedures and an aviation easement for airspace recorded with the County Recorder.

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

Overflight Notification: The proposed project is located within the overflight notification area. The ALUCP requires that a means of overflight notification be provided for new residential land uses. In instances when an aviation easement is required, the overflight notification requirement is satisfied.

Construction of an Attached Residential Unit at 1840 Narragansett Court, City of San Diego

Deemed Complete & Conditionally Consistent on January 8, 2021

Description of Project: The project involves the construction of an attached, accessory dwelling unit on a property with an existing primary residence.

Noise Contours: The proposed project lies within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residence is sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the attached, accessory dwelling unit must be sound attenuated to 45 dB CNEL interior noise level.

Airspace Protection Surfaces: The maximum height of the proposed project structure will be approximately 225 feet above mean sea level (22 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 the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA) because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

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

Overflight Notification: The proposed project is located within the overflight notification area. The ALUCP requires that a means of overflight notification be provided for new residential land uses. Therefore, as a condition of project approval, a means of overflight notification must be provided for the new attached, accessory dwelling unit.

Construction of a Detached Residential Unit at 4475 Del Monte Avenue, City of San Diego

Deemed Complete & Conditionally Consistent on January 8, 2021

Description of Project: The project involves the construction of a detached accessory dwelling unit above a garage on a property with an existing primary residence.

Noise Contours: The proposed project lies within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residence is sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the accessory dwelling unit must be sound attenuated to 45 dB CNEL interior noise level.

Airspace Protection Surfaces: The maximum height of the proposed project structure will be approximately 284 feet above mean sea level (25 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 the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA) because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

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

Overflight Notification: The proposed project is located within the overflight notification area. The ALUCP requires that a means of overflight notification be provided for new residential land uses. Therefore, as a condition of project approval, a means of overflight notification must be provided for the new accessory dwelling unit.