

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY



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PRESIDENT/CEO
THELLA F. BOWENS

AIRPORT LAND USE COMMISSION AGENDA

Thursday, May 21, 2015
9:00 A.M. or immediately following the
Board Meeting

San Diego International Airport
Commuter Terminal – Third Floor
Board Room
3225 N. Harbor Drive
San Diego, California 92101

***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 1-4):

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 April 23, 2015, regular meeting.

CONSISTENCY DETERMINATIONS

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

The Commission is requested to receive a report of land use actions determined by staff to be consistent with Airport Land Use Compatibility Plans.

RECOMMENDATION: Receive the report.

(Airport Planning: Angela Jamison, Manager)

3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION AND ESTABLISHMENT OF EATING & DRINKING ESTABLISHMENT AT 2266 KETTNER BOULEVARD, 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. 2015-0015 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 A DETACHED RESIDENTIAL UNIT ON SOTO STREET NEAR GREENE 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. 2015-0016 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)

PUBLIC HEARINGS: None

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 Commuter Terminal. Bring your ticket to the third floor receptionist for validation.

You may also reach the Commuter Terminal 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.

UPCOMING MEETING SCHEDULE

<i>Date</i>	<i>Day</i>	<i>Time</i>	<i>Meeting Type</i>	<i>Location</i>
June 25	Thursday	9:00 a.m.	Regular	Board Room
July 23	Thursday	9:00 a.m.	Regular	Board Room

**DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, APRIL 23, 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 9:42 a.m. on Thursday, April 23, 2015 in the Board Room at the San Diego International Airport, Commuter Terminal, 3225 North Harbor Drive, San Diego, CA 92101.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PRESENT: Commission Members: Alvarez, Boling, Desmond, Farnam (Ex Officio), Gleason, Hubbs, Janney, Robinson

ABSENT: Commission Members: Berman (Ex Officio), Cox, Ortega (Ex Officio), Sessom

ALSO PRESENT: Thella F. Bowens, President/CEO; Breton K. Lobner, General Counsel; Tony R. Russell, Director, Corporate and Information Governance/Authority Clerk; Sara Real, Assistant Authority Clerk I

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-7):

ACTION: Moved by Commissioner Robinson and seconded by Commissioner Janney to approve the Consent Agenda. Motion carried by the following vote: YES – Alvarez, Boling, Desmond, Gleason, Hubbs, Janney, Robinson; NO – None; ABSENT – Cox, Sessom (Weighted Vote Points: YES – 84; NO – 0; ABSENT – 16)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the March 19, 2015, regular meeting.

CONSISTENCY DETERMINATIONS

- 2. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 10 ATTACHED RESIDENTIAL UNITS AT 1001-1019 30TH STREET, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2015-0008 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.
- 3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 5 ATTACHED RESIDENTIAL UNITS AT 1021-1033 30TH STREET, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2015-0009 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 5 ATTACHED RESIDENTIAL UNITS AT 912-920 28TH STREET & 2796 E STREET, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2015-0010 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.
- 5. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 70 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 915-919 GRAPE STREET & 1930-1940 CALIFORNIA STREET, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2015-0011 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.
- 6. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 226 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 330 13TH STREET, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2015-0012 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

7. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 220 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 520 WEST ASH STREET & 1446 COLUMBIA STREET, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2015-0013 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

NEW BUSINESS:

8. ADOPTION OF AN AMENDMENT TO THE FALLBROOK COMMUNITY AIRPARK AIRPORT LAND USE COMPATIBILITY PLAN AND ADDENDUM TO THE PREVIOUSLY ADOPTED NEGATIVE DECLARATION:

Angela Jamison, Manager, Airport Planning, provided an overview of the staff report.

In response to Chair Gleason regarding the notification to homeowners of this amendment, Bret Lobner, General Counsel, stated that because this is a technical correction, no notification is required.

Chair Gleason expressed concern that no public process was conducted for this amendment. He requested that the item be tabled until staff can perform a public process, notifying everyone affected by this amendment. Board Member Desmond concurred, and suggested the item be brought back after the public notification.

RECOMMENDATION: Adopt Resolution No. 2015-0014 ALUC, adopting an amendment to the Fallbrook Community Airpark Airport Land Use Compatibility Plan and adopting an Addendum to the previously adopted Negative Declaration.

[ACTION: No action taken.]

COMMISSION COMMENT: None

ADJOURNMENT: The meeting was adjourned at 9:53 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS
21st DAY OF MAY, 2015.

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

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

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Airport Land Use Commission
Report of Land Use Actions Determined to be Consistent with
Airport Land Use Compatibility Plans (ALUCPs)

Item No.
2

Meeting Date: **May 21, 2015**

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 determined that the following land use actions are consistent with their respective ALUCPs:

San Diego International Airport (SDIA) ALUCP

Southeastern San Diego and Encanto Community Plans Updates, City of San Diego

Deemed Complete & Consistent on April 24, 2015

Description of Project: The project involves the update of the Southeastern San Diego and Encanto Community Plans with some changes to existing land use designations but without any physical construction.

Noise Contours: The project area lies within the 60-65 and 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contours. The City General Plan Noise Element and Municipal Code implement the sound attenuation and/or aviation easement requirements of the ALUCP as applicable for residential and nonresidential land uses, with the clarification that ALUCP standards apply when they are more restrictive.

Airspace Protection Surfaces: The project area lies within the airspace protection surfaces. The City implements protection of airspace by requiring determinations of no hazard to air navigation from the Federal Aviation Administration (FAA) and compliance with any determination conditions for land use actions as applicable.

Safety Zones: The project area lies outside of all Safety Zones.

Overflight Notification: The project area lies within the overflight notification area. The City provides overflight notification to affected properties through the Airport Environs Overlay Zone (AEOZ).

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Brown Field Municipal Airport, Gillespie Field, Marine Corps Air Station (MCAS) Miramar, Montgomery Field, and SDIA ALUCPs**Miscellaneous General Plan amendments, City of San Diego**

Deemed Complete & Consistent on April 24, 2015

Description of Project: The project proposes a variety of miscellaneous amendments to clarify and update elements of the City of San Diego General Plan, including a clarification that ALUCP noise policies may differ from but will supersede the Land Use Category Compatibility Matrix of the General Plan Noise Element.

Noise Contours: The proposed project does not involve any actual development and thus does not impact any noise contours of any airport.

Airspace Protection Surfaces: The proposed project does not involve any actual development and thus does not impact any airspace protection surfaces of any airport.

Safety Zones: The proposed project does not involve any actual development and thus does not impact any safety zones of any airport.

Overflight Notification: The proposed project does not involve any actual development and thus does not impact any overflight notification requirements of any airport.

Small Lot Subdivision amendments to Land Development Code, City of San Diego

Deemed Complete & Consistent on May 1, 2015

Description of Project: The project proposes amendments to the City of San Diego Land Development Code to allow for the subdivision of multiple-unit-zoned property into smaller detached-unit lots. The project consists only of land use regulations and does not propose any physical improvements.

Noise Contours: The proposed project does not involve any actual development and thus does not impact any noise contours of any airport.

Airspace Protection Surfaces: The proposed project does not involve any actual development and thus does not impact any airspace protection surfaces of any airport.

Safety Zones: The proposed project does not involve any actual development and thus does not impact any safety zones of any airport.

Overflight Notification: The proposed project does not involve any actual development and thus does not impact any overflight notification requirements of any airport.

Ninth Update to Land Development Code, City of San Diego

Deemed Complete & Consistent on May 1, 2015

Description of Project: The project proposes a variety of miscellaneous amendments to the City of San Diego land development code in matters such as permit streamlining, process improvements and clarifications, and error corrections. None of the amendments has a direct bearing upon airport related matters and do not include any physical improvements.

Noise Contours: The proposed project does not involve any actual development and thus does not impact any noise contours of any airport.

Airspace Protection Surfaces: The proposed project does not involve any actual development and thus does not impact any airspace protection surfaces of any airport.

Safety Zones: The proposed project does not involve any actual development and thus does not impact any safety zones of any airport.

Overflight Notification: The proposed project does not involve any actual development and thus does not impact any overflight notification requirements of any airport.

McClellan-Palomar Airport

Deemed Complete & Consistent on May 5, 2015

Description of Project: The project proposes a general plan amendment to change the land use designation of a property from industrial to tourist commercial and an amendment to incorporate the property into a specific plan to allow for the construction of a hotel and time-share lodging facility with parking garage.

Noise Contours: 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.

Airspace Protection Surfaces: 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.

Safety Zones: The proposed project is located within Safety Zone 6. The ALUCP identifies lodging uses located within Safety Zone 6 as compatible with airport uses.

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

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
May 21, 2015**

Item # 3 Resolution # 2015-0015 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION AND ESTABLISHMENT OF EATING & DRINKING
ESTABLISHMENT AT 2266 KETTNER BOULEVARD, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of shade covers over outdoor seating and ancillary bocce ball court with the interior improvement of an existing building to establish an eating and drinking establishment on a property of 0.63 acres occupied by two, additional, existing warehouse buildings. The application was deemed complete by ALUC staff on April 15, 2015.

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 high intensity service uses such as eating and drinking establishments 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.

Airspace Protection Surfaces: The height of the proposed project structures will be 14 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 125 feet Above Ground Level (AGL), and the structure is approximately 14 feet AGL. Therefore, the project complies with the 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 within Safety Zone 2 East – Little Italy. (See the attached map.) The ALUCP identifies high intensity service uses such as eating and drinking establishments uses located within Safety Zone 2 East – Little Italy as conditionally compatible with airport uses, provided that the project complies with an intensity of 255 people per acre. The project proposes

an occupied area of approximately 4,314 square feet for the high intensity service use at 60 square feet per person, which yields 72 people. The area of the ancillary bocce ball court is exempt from calculations because its use is for patrons already accounted for by the primary eating & drinking establishment and its occupied area is less than 10 percent of the total area of the property. With the intensity of 255 people per acre, the 0.63 acre property is entitled to 161 people, and therefore 72 people complies with the Safety Zone 2 East – Little Italy limitation for the property.

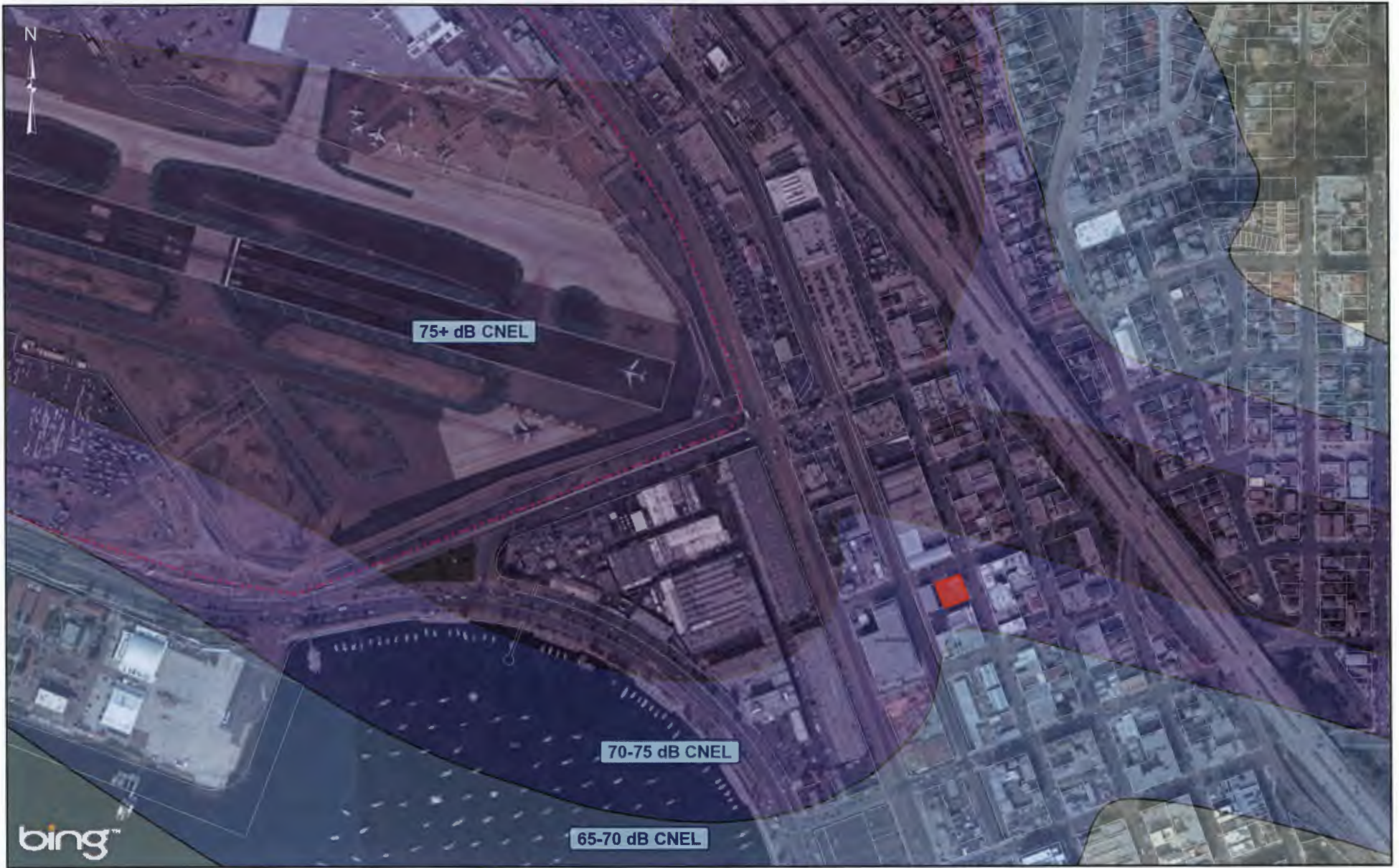
Overflight Notification Area: The proposed project is located within the overflight notification area, but does not involve any new residential use subject to overflight notification requirements.

Interests Disclosure: The property is owned by Conejo Development LLC of La Jolla. The architect is BlueMotif Architecture of San Diego. The civil engineer is Florez Engineering of San Diego. The structural engineer is Shop Engineering of San Diego. The mechanical engineer is Mitchell Mechanical of Lakeside. The electrical engineer is Empire Electric Corporation of Lakeside. The plumbing engineer is Drum Plumbing of Vista. The general contractor is Wheelihan Construction of Vista. The landscape architect is McCullough Landscape Architecture of San Diego. The food service consultant is Orness Design 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.

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

2266 Kettner Boulevard



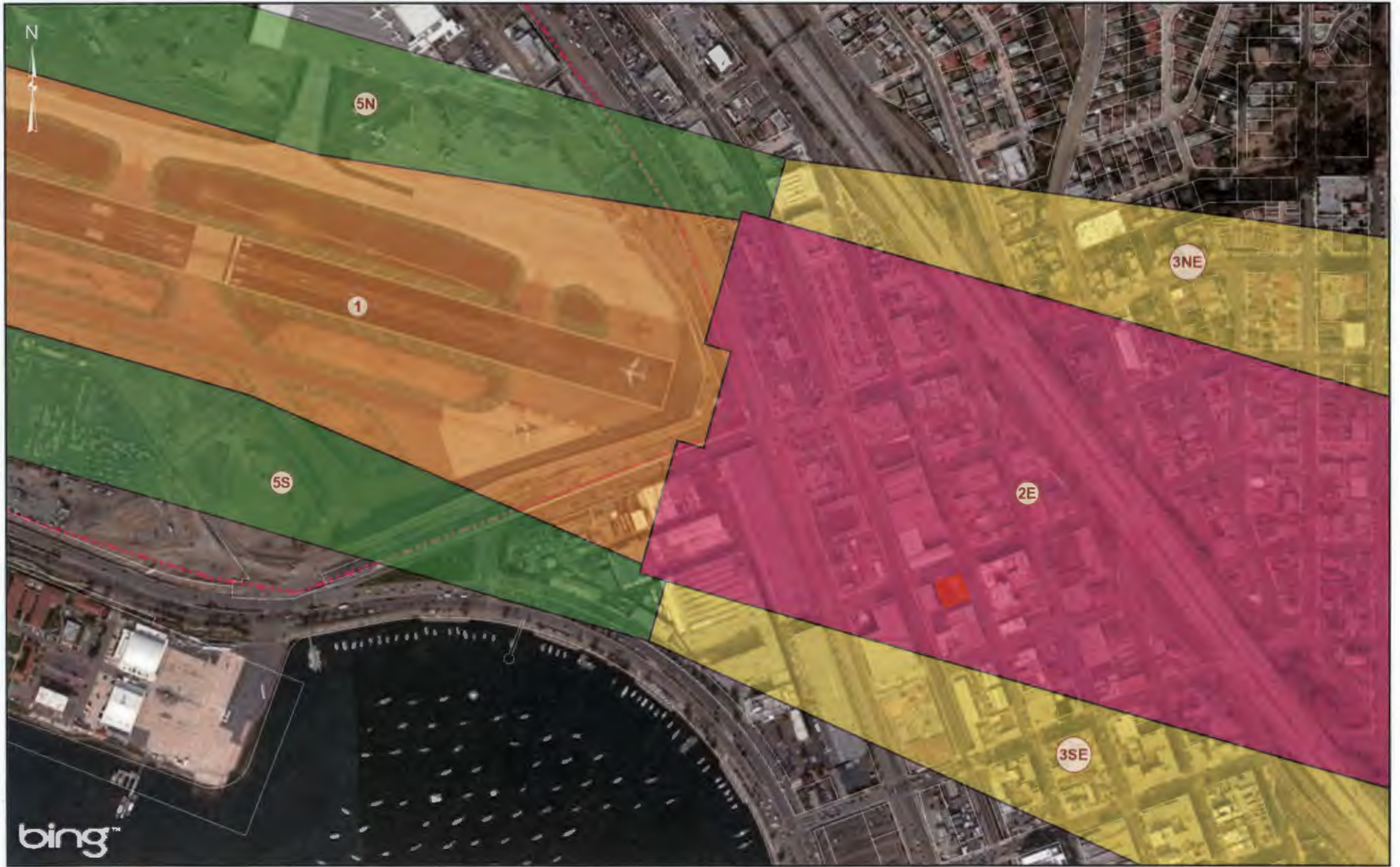
- 60-65 dB CNEL
- 65-70 dB CNEL
- 70-75 dB CNEL
- 75+ dB CNEL

0 325 650 1,300 Feet





1 inch = 658 feet

Image courtesy of USGS © 2015 Microsoft Corporation

2266 Kettner Boulevard



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-  Safety Zone 1
-  Safety Zone 2
-  Safety Zone 3
-  Safety Zone 4
-  Safety Zone 5

0 325 650 1,300 Feet

1 inch = 658 feet

Image courtesy of USGS © 2015 Microsoft Corporation

RESOLUTION NO. 2015-0015 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION AND ESTABLISHMENT OF EATING & DRINKING ESTABLISHMENT AT 2266 KETTNER 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 City of San Diego to determine the consistency of a proposed project: Construction and Establishment of Eating & Drinking Establishment at 2266 Kettner 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 and establishment of an eating and drinking establishment; 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 high intensity service uses located within the 70-75 dB CNEL noise contour as compatible with airport uses, provided that the buildings are sound attenuated to 50 dB CNEL interior noise level; and

WHEREAS, the proposed project is in compliance with the SDIA Threshold Siting Surface (TSS) height restrictions and 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); and

WHEREAS, the proposed project is located within Safety Zone 2 East – Little Italy, and the ALUCP identifies high intensity service uses located within Safety Zone 2 East – Little Italy as conditionally compatible with airport uses, provided that the project complies with an intensity of 255 people per acre; and

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WHEREAS, the proposed project is located within the overflight notification area, but does not involve any new 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 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 and Establishment of Eating & Drinking Establishment at 2266 Kettner 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 and establishment of an eating and drinking establishment.
- (2) The proposed project is located within the 70-75 dB CNEL noise contour. The ALUCP identifies high intensity service uses located within the 70-75 dB CNEL noise contour as compatible with airport uses, provided that the buildings are sound attenuated to 50 dB CNEL interior noise level. Therefore, as a condition of project approval, the structure must be sound attenuated to 50 dB CNEL interior noise level.
- (3) The proposed project is located within the TSS. The maximum allowable height for a project on this site is approximately 125 feet Above Ground Level (AGL). The maximum height of the proposed project is approximately 14 feet AGL. 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 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.
- (4) The proposed project is located within Safety Zone 2 East – Little Italy. The ALUCP identifies high intensity service uses located within Safety Zone 2 East – Little Italy as conditionally compatible with airport uses, provided that the project complies with an intensity of 255 people per acre, which translates into 161 people for the 0.63-acre property. The project proposes 72 people and therefore complies with the 161 people limitation.

- (5) The proposed project is located within the overflight notification area, but does not involve any new residential use subject to overflight notification requirements.
- (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 21st day of May, 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)
May 21, 2015**

Item # 4 Resolution # 2015-0016 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF A DETACHED RESIDENTIAL UNIT ON SOTO STREET
NEAR GREENE STREET, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a single, 3-story, detached residential unit on a vacant property of 3,001 square feet. The application was deemed complete by ALUC staff on April 28, 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 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.

Airspace Protection Surfaces: The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The height of the proposed project structure will be 30 feet above ground level. The proposed project is in compliance with the ALUCP airspace protection surfaces because the project designer 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 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. However, in instances when an aviation easement is required, no additional overflight notification is required.

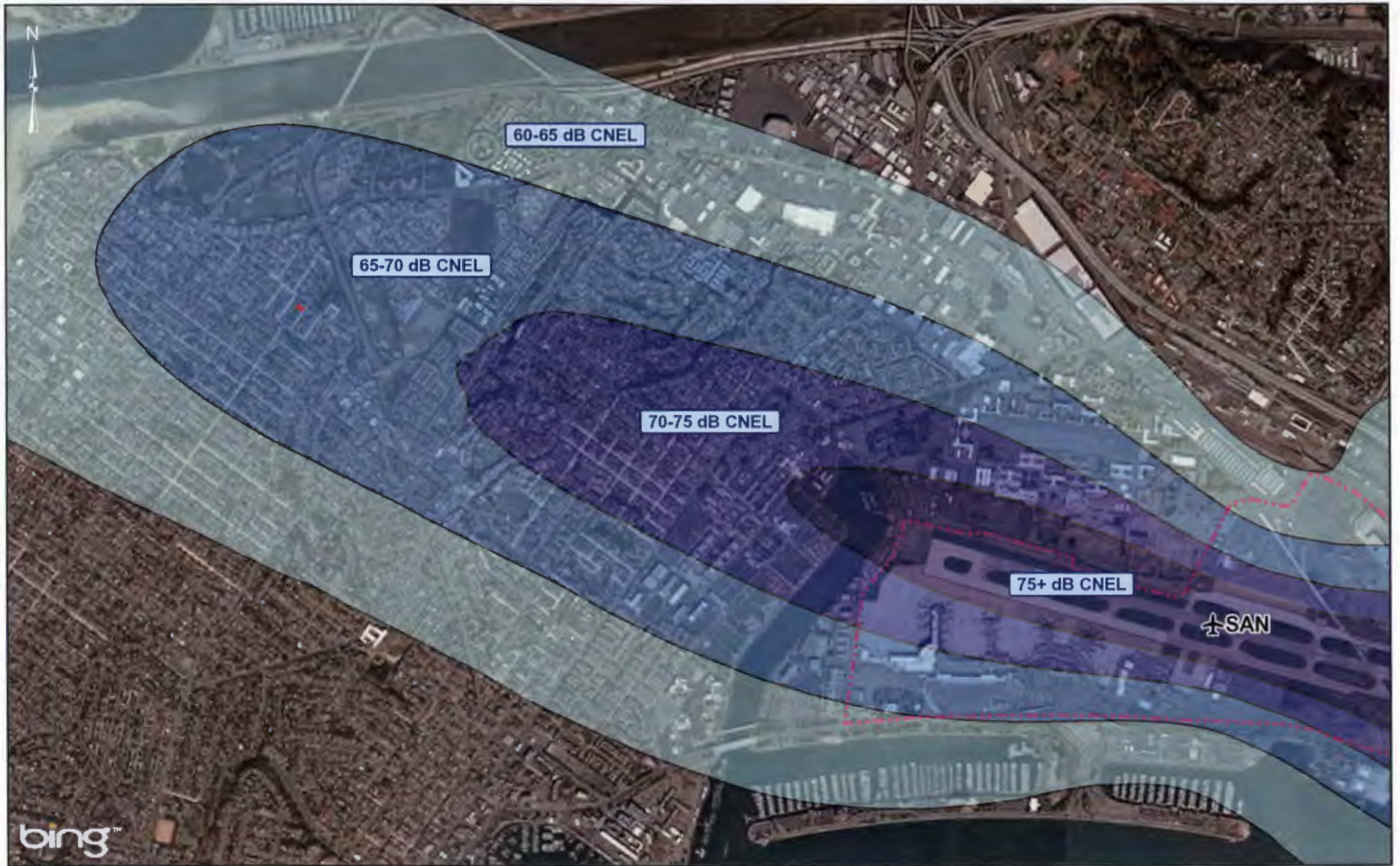
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Interests Disclosure: The property is owned by COGA Properties LLC of Encinitas. The designer is Frontis Studio of San Diego. The surveyor is San Diego Land Surveying & Engineering of San Diego.

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 avigation easement with the County Recorder.

Soto Street near Greene Street



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

0 1,300 2,600 5,200 Feet

1 inch = 2,633 feet

Image courtesy of USGS © 2015 Microsoft Corporation

RESOLUTION NO. 2015-0016 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF A DETACHED RESIDENTIAL UNIT ON SOTO STREET NEAR GREENE 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 a Detached Residential Unit on Soto Street near Greene 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 a single detached residential unit on a vacant property; 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 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) and 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); 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

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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 a Detached Residential Unit on Soto Street near Greene 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 a single, detached residential unit on a vacant property.
- (2) The proposed project is located within the 65-70 dB CNEL noise contour. 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 residence 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 the project sponsor has certified that notice of construction is not required to the 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.
- (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, 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 21st day of May, 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

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