

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

Board Members

C. April Boling
Chairman

Greg Cox
Jim Desmond
Robert H. Gleason
Jim Janney
Mark Kersey
Paul Robinson
Michael Schumacher
Mary Sessom

AIRPORT LAND USE COMMISSION AGENDA

Thursday, July 6, 2017
9:00 A.M. or immediately following the Board Meeting

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

Ex-Officio Board Members

Laurie Berman
Eraina Ortega
Col. Jason Woodworth

President / CEO

Kimberly J. Becker

Live webcasts of Authority Board meetings can be accessed at
<http://www.san.org/Airport-Authority/Meetings-Agendas/ALUC>

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 the Corporate & Information Governance/Authority Clerk Department 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 1-6):

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 meetings.

RECOMMENDATION: Approve the minutes of June 1, 2017, 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.

RECOMMENDATION: Receive the report.

(Airport Planning: Brendan Reed, Director)

3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 17 ATTACHED RESIDENTIAL UNITS WITH LEASABLE OFFICE SPACE AT 2118 & 2130 COLUMBIA STREET, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination.

RECOMMENDATION: Adopt Resolution No. 2017-0010 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Airport Planning: Brendan Reed, Director)

4. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF HOTEL AT 2801 INDIA STREET, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination.

RECOMMENDATION: Adopt Resolution No. 2017-0011 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Airport Planning: Brendan Reed, Director)

5. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 28 ATTACHED RESIDENTIAL UNITS AT 3060 BROADWAY, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination.

RECOMMENDATION: Adopt Resolution No. 2017-0012 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Airport Planning: Brendan Reed, Director)

6. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 81 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 3233 KEMPER STREET, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination.

RECOMMENDATION: Adopt Resolution No. 2017-0013 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Airport Planning: Brendan Reed, Director)

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

7. STATUS UPDATE AND POSSIBLE POLICY DIRECTION ON AIRPORT LAND USE COMPATIBILITY PLANS:

The Commission is requested to receive a status update presentation.

RECOMMENDATION: Receive the presentation and possibly provide policy direction to staff.

(Development: Jeffrey Woodson, Vice President)

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. 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>
September 7	Thursday	9:00 a.m.	Regular	Board Room

**DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, JUNE 1, 2017
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM**

CALL TO ORDER: Chairman Boling called the regular meeting of the Airport Land Use Commission to order at 10:35 a.m. on Thursday, June 1, 2017, in the Board Room at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PRESENT: Commissioners: Berman (Ex-Officio), Boling (Chairman),
Desmond, Janney, Kersey, Robinson
Schumacher, Sessom

ABSENT: Commissioners: Cox, Gleason, Ortega (Ex Officio),
Woodworth (Ex Officio)

ALSO PRESENT: Kimberly J. Becker, President/CEO; Amy Gonzalez, General
Counsel; Tony R. Russell, Director, Corporate and Information
Governance/Authority Clerk; Ariel Levy-Mayer, Assistant Authority
Clerk I

NON-AGENDA PUBLIC COMMENT:

MARTHA GONZALEZ, LA JOLLA, spoke regarding airplane noise in her neighborhood.

In response to Commissioner Sessom's inquiry regarding the FAA's response regarding this issue, Jeffrey Woodson, Vice President, Development, stated that the FAA did address a few concerns, provided FAA Staff during the Authority's Airport Noise Advisory Committee and Subcommittee meetings, and that the Authority has spoken with lead airline pilots.

Commissioner Sessom suggested that staff contact Governor Brown. She stated that the Authority really is doing everything we can.

CONSENT AGENDA (Items 1-6):

Commissioner Robinson announced his recusal on Items 3 and 4 due to a potential conflict of interest.

ACTION: Moved by Commissioner Desmond and seconded by Commissioner Sessom to approve the Consent Agenda, noting Commissioner Robinson's RECUSAL on Items 3 and 4. Motion carried by the following vote: YES – Boling, Desmond, Janney, Kersey, Robinson, Schumacher, Sessom; NO – None; ABSENT – Cox, Gleason (Weighted Vote Points: YES – 78; NO – 0; ABSENT – 22).

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the May 4, 2017 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 423 ATTACHED RESIDENTIAL UNITS WITH LEASABLE OFFICE AND COMMERCIAL SPACE AT PARK BOULEVARD & MARKET STREET, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2017-0006 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 218 ATTACHED RESIDENTIAL UNITS WITH HOTEL, LEASABLE OFFICE AND COMMERCIAL SPACE AT SEVENTH AVENUE & MARKET STREET, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2017-0007 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 336 ATTACHED RESIDENTIAL UNITS WITH HOTEL, LEASABLE OFFICE AND COMMERCIAL SPACE AT 499 WEST ASH STREET, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2017-0008 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 A DETACHED RESIDENTIAL UNIT AT 4526 CAPE MAY AVENUE, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2017-0009 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

PUBLIC HEARINGS: None.

OLD BUSINESS: None.

NEW BUSINESS:

7. STATUS UPDATE AND POSSIBLE POLICY DIRECTION ON AIRPORT LAND USE COMPATIBILITY PLANS:

Jeffrey Woodson, Vice President, Development, provided a presentation on the Status Update on Airport Land Use Compatibility Plans (ALUCP), which included, Naval Air Station North Island ALUCP and Revisions to Rural Airport ALUCP's.

RECOMMENDATION: Receive the presentation and possibly provide policy direction to staff.

COMMISSION COMMENT: None.

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

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 6th DAY OF JULY 6, 2017.

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

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

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: **July 6, 2017**

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:

McClellan-Palomar Airport ALUCP

General Plan Amendment on park construction standard, City of Carlsbad

Deemed Complete & Consistent on June 16, 2017

Description of Project: The proposed project involves an amendment to the Open Space, Conservation, and Recreation Element of the General Plan to delete a dwelling unit threshold required for construction of parks, without any physical construction proposed.

Noise Contours: The proposed project would potentially affect land within all noise contours, but no physical construction is proposed, and any future parks would have to comply with applicable noise compatibility standards of the ALUCP.

Airspace Protection Surfaces: The proposed project is in compliance with the ALUCP airspace protection surfaces because no physical construction is actually proposed and any future parks would be subject to airspace protection compatibility standards of the ALUCP.

Safety Zones: The proposed project would potentially affect land within all safety zones, but no physical construction is proposed, and any future parks would have to comply with applicable safety compatibility standards of the ALUCP.

Overflight Notification: The proposed project would potentially affect land within the overflight notification area, but parks do not contain new residential land uses subject to overflight notification requirements.

Gillespie Field ALUCP

Construction of Eating and Drinking Establishment at 8867 Cuyamaca Street, City of Santee

Deemed Complete & Consistent on June 16, 2017

Description of Project: The proposed project involves the construction of an eating and drinking establishment.

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 Federal Aviation Administration.

Safety Zones: The proposed project is located within Safety Zone 6. The ALUCP identifies eating and drinking establishment 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 contain any new residential use subject to overflight notification requirements.

General Plan Amendments and Zone Reclassifications to Allow Residential Uses, City of El Cajon

Deemed Complete & Consistent on June 16, 2017

Description of Project: The proposed project involves general plan amendments and zone reclassifications to allow residential uses as part of mixed use redevelopment at the Arnele Transit Center and Parkway Plaza, but does not propose any physical construction.

Noise Contours: The proposed project is located outside all noise contours.

Airspace Protection Surfaces: The proposed project is in compliance with the ALUCP airspace protection surfaces because any future construction would be subject to applicable FAA height notification requirements under the City's existing regulations, as approved by the ALUC in its ALUCP implementation consistency determination.

Safety Zones: The proposed project is located within Safety Zone 6. Residential uses located within Safety Zone 6 are compatible with airport uses.

Overflight Notification: The proposed project is located within the overflight notification area, and any future residential uses would be subject to overflight notification requirements.

San Diego International Airport ALUCP

Wireless telecommunications facility at 3420 Kettner Boulevard, City of San Diego

Deemed Complete & Consistent on June 16, 2017

Description of Project: The project involves the construction of a wireless telecommunications facility within a clock tower.

Noise Contours: The project area lies within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contours. The ALUCP identifies utility uses located within the 65-70 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 Federal Aviation Administration.

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

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

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
July 6, 2017**

Item # 3 Resolution # 2017-0010 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 17 ATTACHED RESIDENTIAL UNITS WITH
LEASEABLE OFFICE SPACE AT 2118 & 2130 COLUMBIA STREET, CITY OF
SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of six-story, mixed-use building with 17 attached residential units and 5,374 square feet of leasable office space on a property of 0.19 acres. The application was deemed complete by ALUC staff on June 23, 2017.

Noise Contours: The proposed project is located within the 65-70 and 70-75 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP specifies that the noise contour range for which more than 50 percent of the gross floor area of a building is located shall apply to the entire project. More than 50 percent of the proposed building gross floor area would be located within the 65-70 dB CNEL noise contour, and thus the standards for that contour range shall apply to the entire project. The ALUCP identifies office uses within the 65-70 dB CNEL noise contour as compatible and residential uses 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 height of the proposed project structure will be approximately 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 125 feet Above Ground Level (AGL), and the structure is approximately 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 within Safety Zone 2 East (SZ 2E) - Little Italy. (See the attached map.) The ALUCP specifies that for mixed-use projects, half of the total people per acre compatibility threshold is applied to nonresidential intensity and the remaining half to residential density, as converted to an intensity figure based upon people per household, as specified by the ALUCP within the corresponding zone.

The property is 0.194 acres, which, with a maximum intensity under the ALUCP of 255 people per acre, yields a total intensity of 50 people ($0.194 \times 255 = 49.47$). Assigning half of those 50 people (25 people) to the residential portion, at the ALUCP rate of 1.51 people per household for SZ 2E, yields 17 residential units ($25 \div 1.51 = 16.55$) as a maximum compatible threshold.

The other figure of 25 people that comprises the nonresidential half of the mixed-use project is multiplied by the occupancy factor in the ALUCP to determine the maximum compatible threshold for the proposed nonresidential use. The project proposes offices, which has an occupancy factor of 215 square feet per person, yielding a total maximum office area of 5,375 square feet as compatible with the ALUCP ($25 \times 215 = 5,375$).

The project proposes 17 residential units and 5,374 square feet of leasable office space, and therefore complies with the respective Safety Zone and mixed-use project policies of the ALUCP.

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. However, in instances when an avigation easement is required, no additional overflight notification is required.

Interests Disclosure: The property is owned by and being developed as general contractor by Contour Lofts, LLC of San Diego, whose managing member is disclosed as Zac Stover. The architect is InDev + Design, Inc. of San Diego. The surveyor is Metropolitan Mapping, Inc. of San Diego. The soils engineer is Christian Wheeler Engineering of San Diego.

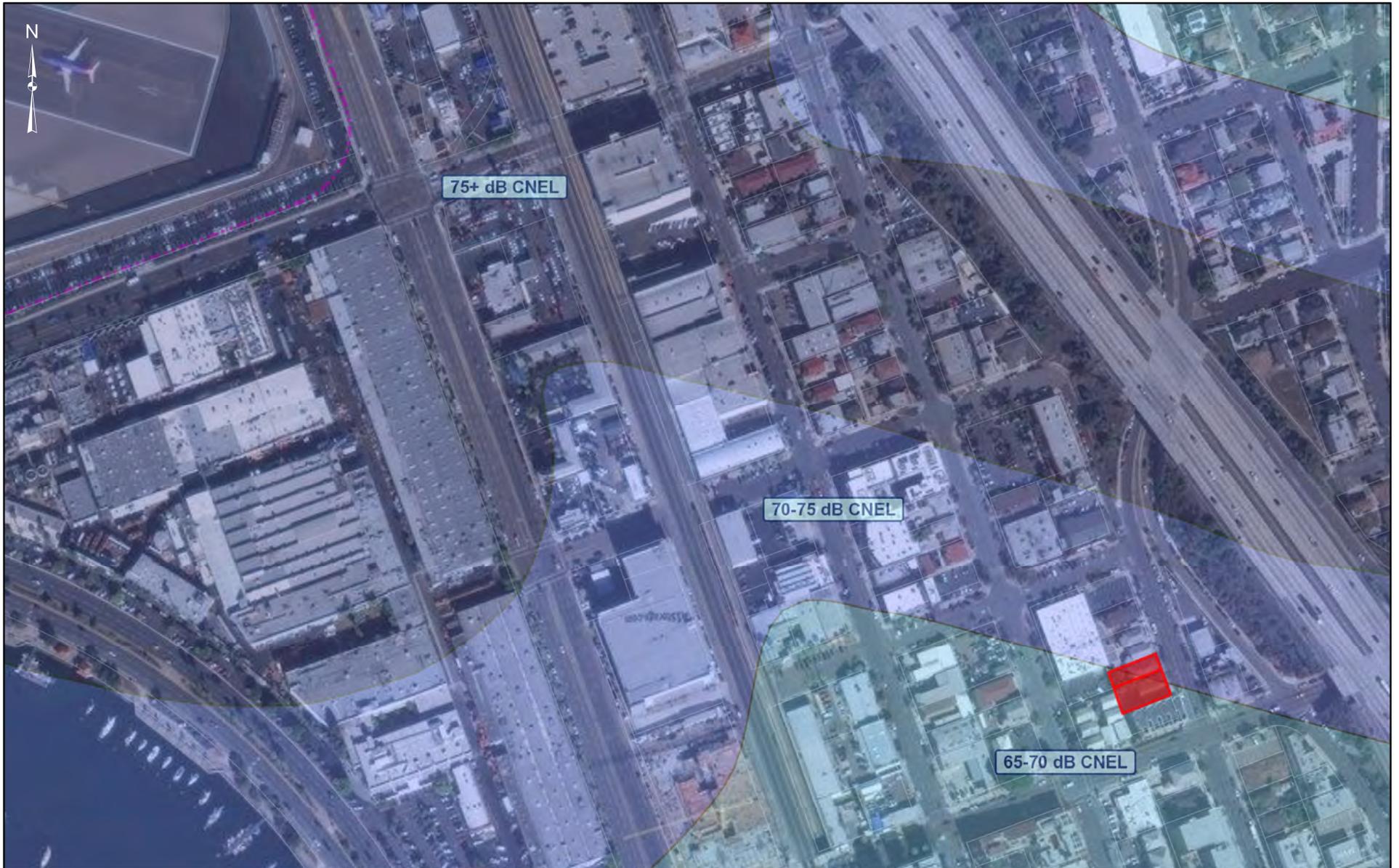
Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the SDIA ALUCP, staff recommends that the ALUC make the determination that the project is conditionally consistent with the SDIA ALUCP.

Conditions: 1) Sound attenuation of the residential units to an interior noise level of 45 dB CNEL.

2) Recordation of an avigation easement with the County Recorder.

3) Structural marking and lighting per FAA procedures.

2118 & 2130 Columbia St. - Noise Map



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

0 162.5 325 650 Feet
1 inch = 323 feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

2118 & 2130 Columbia St. - Safety Map



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

0 162.5 325 650 Feet
1 inch = 323 feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RESOLUTION NO. 2017-0010 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 17 ATTACHED RESIDENTIAL UNITS WITH LEASABLE OFFICE SPACE AT 2118 & 2130 COLUMBIA 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 17 Attached Residential Units with Leasable Office Space at 2118 & 2130 Columbia 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 17 attached residential units with leasable office space; and

WHEREAS, more than 50 percent of the building gross floor area of the proposed project would be located within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise contour, and the ALUCP specifies that the noise contour range for which more than 50 percent of the gross floor area of a building is located shall apply to the entire project, and thus the standards for that contour range shall apply to the entire project, and the ALUCP identifies office uses within the 65-70 dB CNEL noise contour as compatible and residential uses as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and an aviation easement for aircraft noise and height is recorded with the County Recorder; 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 a mixed-use development located within Safety Zone 2 East (SZ 2E) - Little Italy, and the ALUCP identifies policies for the allocation of uses for mixed-use development to be compatible with airport uses based upon applicable densities of units per acre and intensities of people per acre; 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, 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 17 Attached Residential Units with Leasable Office Space at 2118 & 2130 Columbia 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 17 attached residential units with leasable office space.
- (2) The ALUCP specifies that the noise contour range for which more than 50 percent of the gross floor area of a building is located shall apply to the entire project. More than 50 percent of the proposed building gross floor area would be located within the 65-70 dB CNEL noise contour, and thus the standards for that contour range shall apply to the entire project. The ALUCP identifies office uses within the 65-70 dB CNEL noise contour as compatible and residential uses 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 must be recorded with the County Recorder.

- (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 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.
- (4) The proposed project is located within SZ 2E - Little Italy, which has a maximum intensity under the ALUCP of 255 people per acre. The ALUCP specifies that for mixed-use projects, half of the total people per acre compatibility threshold is applied to the nonresidential intensity and the remaining half to the residential density, as converted to an intensity figure based upon people per household, as specified by the ALUCP within the corresponding zone. The property of 0.194 acres yields a total intensity of 50 people. Assigning half of those 50 people to the residential portion, at the ALUCP rate of 1.51 people per household for SZ 2E, yields 17 residential units as a maximum compatible threshold. The other 25 people for the nonresidential half of the mixed-use project is multiplied by the ALUCP office occupancy factor of 215 people to yield a total maximum office area of 5,375 square feet as compatible with the ALUCP. The project proposes 17 residential units and 5,374 square feet of leasable office space, and therefore complies with the respective Safety Zone and mixed-use project policies of the ALUCP.
- (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 6th day of July, 2017, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
July 6, 2017**

Item # 4 Resolution # 2017-0011 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF HOTEL AT 2801 INDIA STREET, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a three-story hotel of 24 guestrooms and underground parking on a property of 0.35 acres. The application was deemed complete by ALUC staff on June 20, 2017.

Noise Contours: The proposed project is located within the 75+ decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies lodging uses located within the 75+ dB CNEL noise contour as conditionally compatible with airport uses, provided that the guestrooms are sound attenuated to 45 dB CNEL and all other areas of the hotel to 50 dB CNEL interior noise level.

Airspace Protection Surfaces: The height of the proposed project structure will be 156 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.

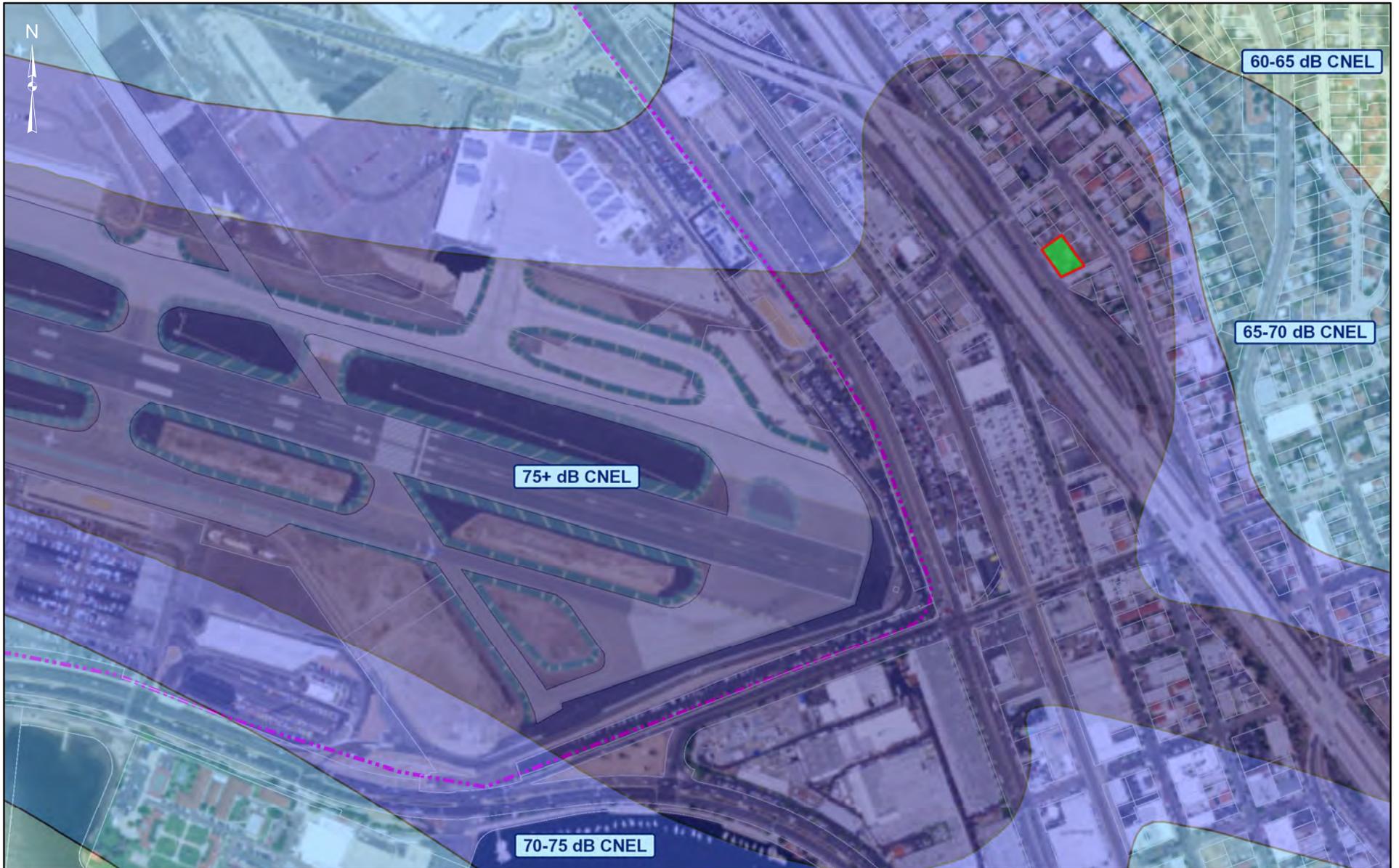
Overflight Notification Area: The proposed project is located within the overflight notification area, but does not involve any new residential use subject to overflight notification requirements.

Interests Disclosure: The property is owned by Indio Live, LP, whose manager is disclosed as Mark Mandell. The designer is oo-d-a studio. The civil engineer is K&S Engineering of San Diego. The geotechnical/soils engineer is Leighton & Associates of San Diego. The landscape architect is Stone Grove Landscape Architects of Solana Beach.

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: Sound attenuation to an interior noise level of 45 dB CNEL for guestrooms and 50 dB CNEL for all other areas of the hotel.

2801 India Street



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

0 325 650 1,300 Feet
1 inch = 658 feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RESOLUTION NO. 2017-0011 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF HOTEL AT 2801 INDIA 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 Hotel at 2801 India 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 hotel; and

WHEREAS, the proposed project would be located within the 75+ decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies lodging uses located within the 75+ dB CNEL noise contour as compatible with airport uses, provided that the guestrooms are sound attenuated to 45 dB CNEL and all other areas of the hotel to 50 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, 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 of Hotel at 2801 India 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 hotel.
- (2) The proposed project is located within the 75+ dB CNEL noise contour. The ALUCP identifies lodging uses located within the 75+ dB CNEL noise contour as compatible with airport uses, provided that the guestrooms are sound attenuated to 45 dB CNEL and all other areas of the hotel to 50 dB CNEL interior noise level. Therefore, as a condition of project approval, the hotel guestrooms must be sound attenuated to 45 and all other areas of the hotel to 50 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, 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 6th day of July, 2017, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
July 6, 2017**

Item # 5 Resolution # 2017-0012 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 28 ATTACHED RESIDENTIAL UNITS AT 3060
BROADWAY, 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 28 attached residential units in three stories over an underground parking garage on a property of 0.33 acres. The application was deemed complete by ALUC staff on June 20, 2017.

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 maximum height of the proposed project structure will be 50 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 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. However, in instances when an aviation easement is required, no additional overflight notification is required.

Interests Disclosure: The property is owned by Little Point LLC, whose managing member is disclosed as Jerry Rudick of San Diego. The architect is Safdie Rabines Architects of San Diego. The development advisor is Discovery Group of San Diego. The civil engineer is Pasco Laret Suiter & Associates of Solana Beach. The landscape architect is McCullough Landscape Architecture, Inc. of San Diego. The surveyor is Spencer-Luey Engineering, Inc. of Solana Beach. The geotechnical engineer is Geotechnical Exploration Inc. of San Diego. The acoustic consultant is Veneklasen Associates of Santa Monica.

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.

3060 Broadway



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

0 1,300 2,600 5,200 Feet
1 inch = 2,633 feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RESOLUTION NO. 2017-0012 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 28 ATTACHED RESIDENTIAL UNITS AT 3060 BROADWAY, 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 28 Attached Residential Units at 3060 Broadway, 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 28 attached residential units; 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 conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an avigation 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 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 or other alternative method as approved by the ALUC, but does not require an additional overflight notification where an avigation 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 28 Attached Residential Units at 3060 Broadway, 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 28 attached residential units.
- (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 conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an avigation 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 avigation 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 or other alternative method as approved by the ALUC, but does not require an additional overflight notification where an avigation 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 6th day of July, 2017, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
July 6, 2017**

Item # 6 Resolution # 2017-0013 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF 81 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 3233 KEMPER 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 3-story mixed-use building with 81 attached residential units and 3,337 square feet of commercial space with surface parking on a 1.99 acre lot. The application was deemed complete by ALUC staff on June 23, 2017.

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 commercial uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, and 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 44 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 Veritas Urban Properties LLC, with Scott Murfey, Russell Murfey, and Gilman Bishop disclosed as interested parties. The architect is Stephen Dalton Architects, Inc. of Solana Beach. The structural engineer is DCI Engineers of San Diego. The civil engineer is Pasco

Laret Suiter & Associates of Solana Beach. The electrical engineer is Nutter Electrical Design Inc. of San Diego. The mechanical and plumbing engineer is Leading Edge Consulting Engineers of San Diego. The landscape architect is Stone Grove of Solana Beach.

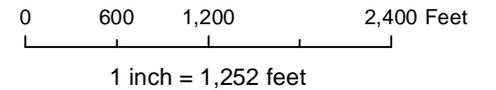
Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the SDIA ALUCP, staff recommends that the ALUC make the determination that the project is conditionally consistent with the SDIA ALUCP.

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.

3233 Kemper Street



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



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RESOLUTION NO. 2017-0013 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 81 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 3233 KEMPER 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 81 Attached Residential Units with Leasable Commercial Space at 3233 Kemper 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 81 attached residential units with leasable commercial space; 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 commercial uses located within the 60-65 dB CNEL noise contour as compatible and residential uses as conditionally 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 81 Attached Residential Units with Leasable Commercial Space at 3233 Kemper Street, 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 81 attached residential units with leasable commercial space.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies commercial uses located within the 60-65 dB CNEL noise contour as compatible with airport uses and residential uses as conditionally 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 Federal Aviation Administration (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 6th day of July, 2017, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

AIRPORT
LAND USE
COMMISSION

Status Update on
Airport Land Use
Compatibility Plans

July 6, 2017

Presented by: Jeffrey Woodson,
Vice President, Development



NAS North Island ALUCP

- June 26: Public community meeting
- Next Steps

Revisions to Rural Airport ALUCPs



Staff reviewing draft ALUCP document prepared by technical consultant





Questions?

