

**AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, NOVEMBER 2, 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 10:17 a.m. on Thursday, November 2, 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: Boling (Chairman), Desmond, Gleason, Janney, Kersey, Robinson, Lt. Col. Robinson (Ex-Officio, for Col. Woodworth), Schumacher, Sessom

ABSENT: Commissioners: Binns (Ex-Officio), Cox, Ortega (Ex Officio)

ALSO PRESENT: Kimberly J. Becker, CEO/President; Amy Gonzalez, General Counsel; Tony R. Russell, Director, Corporate and Information Governance/Authority Clerk; Stephanie Heying, Assistant Authority Clerk II

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1- 4):

ACTION: Moved by Commissioner Desmond and seconded by Commissioner Gleason to approve the Consent Agenda, noting Commissioner Robinson's RECUSAL on Item 4. Motion carried by the following votes: YES – Boling, Desmond, Gleason, Janney, Kersey, Robinson, Schumacher, Sessom; NO – None; ABSENT – Cox; (Weighted Vote Points: YES – 92; NO – 0; ABSENT – 8).

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of October 5, 2017, meeting.

CONSISTENCY DETERMINATIONS

2. **CONSISTENCY DETERMINATION – REPORT OF LAND USE ACTIONS DETERMINED TO BE CONSISTENT WITH AIRPORT LAND USE COMPATIBILITY PLANS:**
RECOMMENDATION: Receive the report.
3. **CONSISTENCY DETERMINATION – GILLESPIE FIELD AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 40 ATTACHED RESIDENTIAL UNITS AT 9914-36 BUENA VISTA AVENUE, CITY OF SANTEE:**
RECOMMENDATION: Adopt Resolution No. 2017-0020 ALUC, making the determination that the project is conditionally consistent with the Gillespie Field Airport Land Use Compatibility Plan.
4. **CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 40 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 2957-85 C STREET, CITY OF SAN DIEGO**
RECOMMENDATION: Adopt Resolution No. 2017-0021 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

5. **PRESENTATION AND POLICY DIRECTION REGARDING DRAFT NAVAL AIR STATION NORTH ISLAND AIRPORT LAND USE COMPATIBILITY PLAN:**
Brendan Reed, Director, Planning & Environmental Affairs, Kim Sheredy, Senior Airport Planner, Planning & Environmental Affairs, and Lori Ballance, Attorney, Gatzke, Dillon & Ballance provided a presentation on the Policy Direction Regarding Draft Naval Air Station North Island Airport Land Use Compatibility Plan, which included Role of U.S. Navy's Air Installation Compatible Use Zone (AICUZ) Study; AICUZ Footprint – City of Coronado; AICUZ Recommendation for Developed Areas; Role of Caltrans Handbook; Overview of Draft ALUCP, Airport Influence Area; Noise and Safety Compatibility Standards; Airspace Compatibility; Overflight; City of Coronado Meeting; ALUC Policy Direction Items; Residential Uses in Noise Contours & Safety Zones; Exemptions for Addition/Reconstruction; Multi-Family Residential Density Increases Up to Zoning; Replacement of Nonresidential Uses; Building Divided by a Noise Contour or Safety Zone; Additional Actions Taken to Address the City of Coronado's Concerns; and Next Steps.

ANGELA YATES, CORONADO, CA spoke in support of the draft ALUCP.

RACHEL HURST, CORONADO, CA provided a letter and spoke on behalf of the City of Coronado and City Manager Blair King regarding the ALUCP draft and edits the City of Coronado provided.

Commissioner Gleason expressed concern with the characterization in the City of Coronado's last letter to the Authority. He stated that zoning is not the standard of review. He stated that this plan has taken years of review and an extraordinary amount of staff time and costs for outside consultants. He stated that the Authority has worked diligently to address concerns. He moved to direct staff to prepare the ALUCP and environmental documents associated with it in accordance with staff's recommendations.

Commissioner Desmond recommended that the Authority continue to meet and work with the City of Coronado to try to work things out. He stated that it does not look like the AICUZ has been enforced. He questioned who enforces the AICUZ.

Amy Gonzalez, General Counsel, responded that the Airport Authority, as the Airport Land Use Commission (ALUC) for San Diego County, is required to adopt an ALUCP for North Island and that the statute requires the plan to be consistent with the noise and safety standards of the AICUZ.

Mr. Reed, Director added that an AICUZ is an advisory document for communities surrounding military airports and that California law requires an ALUCP and the ALUCP statute requires inclusion of the AICUZ and it becomes a higher standard.

Commissioner Robinson stated that the AICUZ is adopted by the federal government and we are required by law to adopt an ALUCP consistent with the AICUZ, which puts it on the Board to enforce.

Lt. Colonel Robinson stated, during the last meeting, Colonel Woodworth conveyed the importance of consistency regarding the California state law and the consistency required within the AICUZ and ALUCP. He stated that this consistency is critical for the function and longevity of military airfields throughout the state and that any disconnect between the AICUZ and the ALUCP sets a precedent for more inconsistency and potentially limits the military's ability to train for combat in military fields throughout California.

Commissioner Janney stated that one of the complaints received during the process was that there was no public outreach by the military when they developed the AICUZ in 2011. He stated that the change in flight patterns and zones complicated the Authority's efforts.

Wes Bomyea, Community Plans & Liaison, Naval Base Coronado Island stated the flight patterns have not been changed and the way the AICUZ was reviewed caused a difference in the design of the Accident Potential Zone (APZ) but the flight pattern itself has not changed in decades.

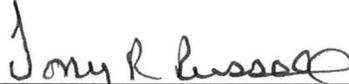
RECOMMENDATION: Receive the report and provide policy direction for the draft Naval Air Station North Island Airport Land Use Compatibility Plan.

ACTION: Moved by Commissioner Gleason and seconded by Commissioner Sessom to direct staff to prepare the ALUCP and environmental documentation associated with it in accordance with staff's recommendations. Motion carried by the following votes: YES – Boling, Desmond, Gleason, Janney, Kersey, Robinson, Schumacher, Sessom; NO – None; ABSENT – Cox; (Weighted Vote Points: YES – 92; NO – 0; ABSENT – 8).

COMMISSION COMMENT:

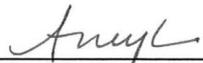
ADJOURNMENT: The meeting was adjourned at 11:03 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 7th DAY OF DECEMBER 2017.



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

APPROVED AS TO FORM:



AMY GONZALEZ
GENERAL COUNSEL