

# SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

## Board Members

C. April Boling  
Chairman

Greg Cox

Jim Desmond

Mark Kersey

Robert T. Lloyd

Paul Robinson

Johanna S. Schiavoni

Michael Schumacher

Mark B. West

## AIRPORT LAND USE COMMISSION AGENDA

Thursday, June 7, 2018

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

Tim Gubbins

Jacqueline Wong-Hernandez

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 (Item 1-2):**

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

**1. APPROVAL OF MINUTES:**

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

RECOMMENDATION: Approve the minutes of the May 3, 2018 regular meeting.

**2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS:**

The Airport Land Use Commission is requested to receive a report of determinations of consistency with Airport Land Use Compatibility Plans issued by staff.

RECOMMENDATION: Receive the report.

**(Airport Planning: Ralph Redman, Manager)**

**PUBLIC HEARINGS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**COMMISSION COMMENT:**

**ADJOURNMENT:**

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

- 1) Persons wishing to address the Board, ALUC, and Committees shall complete a "Request to Speak" form prior to the initiation of the portion of the agenda containing the item to be addressed (e.g., Public Comment and General Items). Failure to complete a form shall not preclude testimony, if permission to address the Board is granted by the Chair.
- 2) The Public Comment Section at the beginning of the agenda is 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](http://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>
July 12	Thursday	9:00 AM	Special	Board Room

**DRAFT**  
**AIRPORT LAND USE COMMISSION**  
**MINUTES**  
**THURSDAY, MAY 3, 2018**  
**SAN DIEGO INTERNATIONAL AIRPORT**  
**BOARD ROOM**

**CALL TO ORDER:** Chairman Boling called the regular meeting of the Airport Land Use Commission to order at 10:38 a.m. on Thursday, May 3, 2018, 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, Gubbins (Ex Officio), Lloyd, Robinson, Schiavoni, Schumacher, West

ABSENT: Commissioners: Cox, Kersey, Wong-Hernandez (Ex Officio), Woodworth (Ex Officio)

ALSO PRESENT: Kimberly J. Becker, President/CEO; Lee Kaminetz, Director, Counsel Services; Tony R. Russell, Director, Corporate and Information Governance/ Authority Clerk; Martha Morales, Assistant Authority Clerk I

**NON-AGENDA PUBLIC COMMENT:** None.

**CONSENT AGENDA (Item 1):**

**ACTION:** Moved by Commissioner Robinson and seconded by Commissioner Schiavoni to approve the Consent Agenda. Motion carried by the following votes: YES – Boling, Desmond, Lloyd, Robinson, Schiavoni, Schumacher, West; NO – None; ABSENT – Cox, Kersey; (Weighted Vote Points: YES – 79; NO – 0; ABSENT – 21)

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the April 5, 2018 regular meeting.

**PUBLIC HEARINGS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**COMMISSION COMMENT:** None.

**ADJOURNMENT:** The meeting adjourned at 10:39 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS  
7<sup>th</sup> DAY OF JUNE, 2018.

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

APPROVED AS TO FORM:

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AMY GONZALEZ  
GENERAL COUNSEL

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

Item No.  
**2**

Meeting Date: **June 7, 2018**

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

**San Diego International Airport (SDIA) ALUCP**

**Construction of a Detached Residential Unit at 3350 Oliphant Street, City of San Diego**

Deemed Complete & Conditionally Consistent on April 26, 2018

Description of Project: The project involves the construction of a detached residential unit.

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

Airspace Protection Surfaces: The proposed project is located outside the 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) 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 project area is located outside all safety zones.

Overflight Notification: The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC. Therefore, as a condition of project approval, an overflight notification shall be recorded with the County Recorder on each property containing a residential unit or other alternative method as approved by the ALUC.

**Addition to an Existing Commercial Building at 1830 3rd Avenue, City of San Diego**

Deemed Complete & Consistent on April 26, 2018

Description of Project: The project involves the addition of floor area to an existing commercial building previously used as a pharmacy to be a new office.

Noise Contours: The project area lies within the 65-70 dB CNEL noise exposure contours. The ALUCP identifies office uses located within the 65-70 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The proposed project is located within the TSS. The maximum allowable height for a project on this site is approximately 146 feet Above Ground Level (AGL), and the structure is approximately 28 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 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 3 Southeast - Uptown. The ALUCP identifies office uses located within Safety Zone 3 Southeast - Uptown as conditionally compatible with airport uses, provided that the project complies with an intensity of 674 people per acre. The project site of 9,017 square feet may thus have a maximum intensity of 142 people. The project proposes 13 people at 215 square feet per occupant in a 2,793 square feet structure with the proposed addition, and therefore complies with the Safety Zone 3 Southeast - Uptown limitation.

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.

**Construction of a Detached Residential Unit at 4717 Cape May Avenue, City of San Diego**

Deemed Complete & Conditionally Consistent on May 3, 2018

Description of Project: The project involves the construction of a detached residential unit.

Noise Contours: The project area lies within the 65-70 dB CNEL noise exposure contours. 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 airport noise and height be 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.

Airspace Protection Surfaces: The proposed project is located outside the 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 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 project area is located outside all safety zones.

Overflight Notification: 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; however, in instances when an aviation easement is required, no additional overflight notification is required.

### **Brown Field Municipal Airport, Gillespie Field, Montgomery-Gibbs Executive Airport, Marine Corps Air Station (MCAS) Miramar, and SDIA ALUCPs**

#### **Amendments to Land Development Code to Allow Placemaking, City of San Diego**

Deemed Complete & Consistent on May 3, 2018

Description of Project: The project proposes a variety of miscellaneous amendments to the City of San Diego Land Development Code to establish a new placemaking use category that allows for streetscape improvements within public rights-of-way and on private property. The project does not have any direct bearing upon airport related matters and does not include any physical improvements.

Noise Contours: The proposed project does not involve any actual development, nor would any improvements constructed in accordance with the project have any human occupancy, and thus, the project does not impact any noise exposure contours of any airport ALUCP.

Airspace Protection Surfaces: The proposed project does not involve any actual development, nor would any improvements constructed in accordance with the project exceed any existing structural heights of surrounding, shielding structures, and thus, the project does not impact any airspace protection surfaces of any airport ALUCP.

Safety Zones: The proposed project does not involve any actual development, nor would any improvements constructed in accordance with the project have any human occupancy, and thus, the project does not impact any safety zones of any airport ALUCP.

Overflight Notification: The proposed project does not involve any actual development, nor would any improvements constructed in accordance with the project have any human occupancy, and thus, the project does not involve any overflight notification requirements of any airport ALUCP.