

# SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

## Board Members

C. April Boling  
Chairman

Catherine Blakespear  
Greg Cox  
Mark Kersey  
Robert T. Lloyd  
Paul McNamara  
Paul Robinson  
Johanna S. Schiavoni  
Mark B. West

## **AIRPORT LAND USE COMMISSION** **AGENDA**

Thursday, May 7, 2020  
9:00 AM or immediately following the Board Meeting

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

## Ex-Officio Board Members

Gustavo Dallarda  
Col. Charles B. Dockery  
Gayle Miller

## President / CEO

Kimberly J. Becker

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

In lieu of in-person attendance, members of the public may submit their comments in the following manner.

Comment on Agenda Items must be submitted to the Authority Clerk at [clerk@san.org](mailto:clerk@san.org) and indicate the agenda item number you wish to submit your comment for. Comments on specific agenda items may be submitted up until the Chair calls the item. If you indicate in your email that you would like your comment to be read at the meeting, your submitted public comment will be read into the record for 3 minutes or in accordance with the time period established by the Chair. All public comments received up until the time the item is called will be submitted into the written record for the relevant item.

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

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

## **REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS**

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

*Pursuant to California Public Utilities Code §§ 21670-21679.5, the Airport Land Use Commission ("Commission") is responsible for coordinating the airport planning of public agencies within San Diego County. The Commission has the legal responsibility to formulate airport land use compatibility plans ("ALUCPs") that will (a) provide for the orderly growth of each public airport and the areas surrounding the airport within the County and (b) safeguard the general welfare of the inhabitants within the vicinity of each airport and the public in general. Pursuant to §21670.3, the San Diego County Regional Airport Authority serves as the Commission.*

This Agenda contains a brief general description of each item to be considered. The indication of a recommended action does not indicate what action (if any) may be taken. ***Please note that agenda items may be taken out of order.*** If comments are made to the Board without prior notice or are not listed on the Agenda, no specific answers or responses should be expected at this meeting pursuant to State law.

Staff Reports and documentation relating to each item of business on the Agenda are on file in Board Services and are available for public inspection.

**NOTE:** Pursuant to Authority Code Section 2.15, all Lobbyists shall register as an Authority Lobbyist with the Authority Clerk within ten (10) days of qualifying as a lobbyist. A qualifying lobbyist is any individual who receives \$100 or more in any calendar month to lobby any Board Member or employee of the Authority for the purpose of influencing any action of the Authority. To obtain Lobbyist Registration Statement Forms, contact the Board Services/Authority Clerk Department.

**CALL TO ORDER:**

**ROLL CALL:**

**NON-AGENDA PUBLIC COMMENT:**

Non-Agenda Public Comment is reserved for members of the public wishing to address the Commission on matters for which another opportunity to speak **is not provided on the Agenda**, and which is within the jurisdiction of the Commission. Please submit a completed speaker slip to the Authority Clerk. ***Each individual speaker is limited to three (3) minutes. Applicants, groups and jurisdictions referring items to the Board for action are limited to five (5) minutes.***

**Note:** Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Commission.

**CONSENT AGENDA (Items 1-2):**

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

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the March 23, 2020 special meeting.

***CONSISTENCY DETERMINATIONS***

**2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT 3433 & 3443 PICKWICK STREET, CITY OF SAN DIEGO AND 4672-4674 LONG BRANCH AVENUE, CITY OF SAN DIEGO; MARINE CORPS AIR STATION MIRAMAR & MONTGOMERY-GIBBS EXECUTIVE AIRPORT 5255 MOUNT ETNA DRIVE, CITY OF SAN DIEGO; GILLESPIE FIELD 8606 GRAVES AVENUE:**

RECOMMENDATION: Receive the report.  
(Planning & Environmental Affairs: Ralph Redman)

**PUBLIC HEARINGS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**COMMISSION COMMENT:**

**ADJOURNMENT:**

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

- 1) Persons wishing to address the Board, ALUC, and Committees shall complete a "Request to Speak" form prior to the initiation of the portion of the agenda containing the item to be addressed (e.g., Public Comment and General Items). Failure to complete a form shall not preclude testimony, if permission to address the Board is granted by the Chair.
- 2) The Public Comment Section at the beginning of the agenda is reserved for persons wishing to address the Board, ALUC, and Committees on any matter for which another opportunity to speak is not provided on the Agenda, and on matters that are within the jurisdiction of the Board.
- 3) Persons wishing to speak on specific items listed on the agenda will be afforded an opportunity to speak during the presentation of individual items. Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Board, ALUC and Committees.
- 4) If many persons have indicated a desire to address the Board, ALUC and Committees on the same issue, then the Chair may suggest that these persons consolidate their respective testimonies. Testimony by members of the public on any item shall be limited to **three (3) minutes per individual speaker and five (5) minutes for applicants, groups and referring jurisdictions.**
- 5) Pursuant to Authority Policy 1.33 (8), recognized groups must register with the Authority Clerk prior to the meeting.
- 6) After a public hearing or the public comment portion of the meeting has been closed, no person shall address the Board, ALUC, and Committees without first obtaining permission to do so.

**Additional Meeting Information**

**NOTE:** This information is available in alternative formats upon request. To request an Agenda in an alternative format, or to request a sign language or oral interpreter, or an Assistive Listening Device (ALD) for the meeting, please telephone the Authority Clerk's Office at (619) 400-2400 at least three (3) working days prior to the meeting to ensure availability.

For your convenience, the agenda is also available to you on our website at [www.san.org](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 SDCRAA Building by using public transit via the San Diego MTS System, Route 992. For route and fare information, please call the San Diego MTS at (619) 233-3004 or 511.**

**DRAFT**  
**SPECIAL AIRPORT LAND USE COMMISSION**  
**MINUTES**  
**MONDAY, MARCH 23, 2020**  
**SAN DIEGO INTERNATIONAL AIRPORT**  
**BOARD ROOM**

**CALL TO ORDER:** Chairman Boling called the meeting of the Airport Land Use Commission to order at 9:51 a.m. on Monday, March 23, 2020, via teleconference and 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: Blakespear, Boling, Kersey, Lloyd, McNamara, Robinson, Schiavoni, West

ABSENT: Commissioners: Cox, Dallarda (Ex-Officio), Dockery (Ex-Officio), Miller (Ex-Officio)

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

**APPROVAL OF AGENDA:**

**ACTION:** Moved by Commissioner West and seconded by Commissioner Robinson to approve the Agenda. Motion carried by the following votes: YES –Blakespear, Boling, Kersey, Lloyd, McNamara, Robinson, Schiavoni, West; NO – None; ABSENT – Cox; (Weighted Vote Points: YES – 92; NO – 0; ABSENT – 8)

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

**CONSENT AGENDA (Items 1-2):**

**ACTION:** Moved by Commissioner West and seconded by Commissioner Robinson to approve the Consent Agenda. Motion carried by the following votes: YES –Blakespear, Boling, Kersey, Lloyd, McNamara, Robinson, Schiavoni, West; NO – None; ABSENT – Cox; (Weighted Vote Points: YES – 92; NO – 0; ABSENT – 8)

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the March 5, 2020 regular meeting.

**CONSISTENCY DETERMINATIONS**

2. **REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT 1616 GLENWOOD DRIVE, CITY OF SAN DIEGO; GILLESPIE FIELD 10351 LUNAR LANE, CITY OF SANTEE; BROWN FIELD MUNICIPAL AIRPORT, GILLESPIE FIELD, MONTGOMERY-GIBBS EXECUTIVE AIRPORT, MARINE CORPS AIR STATION MIRAMAR, AND SAN DIEGO INTERNATIONAL AIRPORT 12<sup>TH</sup> UPDATE, PHASE 2 OF LAND DEVELOPMENT CODE, CITY OF SAN DIEGO:**  
RECOMMENDATION: Receive the report.

**PUBLIC HEARINGS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**COMMISSION COMMENT:** None.

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

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 7<sup>TH</sup> DAY OF MAY, 2020.

ATTEST:

\_\_\_\_\_  
TONY R. RUSSELL  
DIRECTOR, BOARD SERVICES /  
AUTHORITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
AMY GONZALEZ  
GENERAL COUNSEL

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

Item No.  
**2**

Meeting Date: **May 7, 2020**

---

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 ALUCP**

**Establishment of a Marijuana Production Facility at 3433 and 3443 Pickwick Street, City of San Diego**

Deemed Complete & Consistent on March 18, 2020

Description of Project: The project involves the establishment of a marijuana production facility within an existing building.

Noise Contours: The proposed project lies within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies Manufacturing/Processing - General uses located within the 65-70 dB CNEL noise contour as compatible with airport uses.

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

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

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.

**Establishment of an Attached Residential Unit at 4672-4674 Long Branch Avenue, City of San Diego**

Deemed Complete & Conditionally Consistent on March 18, 2020

Description of Project: The project involves the establishment of an attached residential unit within an existing garage.

Noise Contours: The proposed project lies within the 65-70 dB CNEL noise exposure contour. The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as conditionally compatible with airport uses, provided that the building is 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 building must be sound attenuated to 45 dB CNEL interior noise level and 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 66 feet above mean sea level (24 feet above ground level). The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA) because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

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

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

### **Marine Corps Air Station (MCAS) Miramar and Montgomery-Gibbs Executive Airport ALUCPs**

#### **General Plan Amendment and Rezone at 5255 Mount Etna Drive, City of San Diego**

Deemed Complete & Conditionally Consistent on March 23, 2020

Description of Project: The proposed project involves an amendment to the general plan and component community plan to redesignate and rezone the property from a commercial community center to high residential land use designation and zone, but without any physical construction proposed.

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

Airspace Protection Surfaces: The proposed project is located within the airspace protection boundaries for both airports and proposes to increase previous height limits, but does not propose any physical construction. The proposed project would be conditionally compatible if future construction within the project area complies with the airspace protection policies of the ALUCPs, including obtaining and complying with the conditions of a determination of no hazard from the FAA for any project meeting FAA notice criteria. Therefore, as a

condition of project approval, future construction within the project area must comply with the airspace protection policies of the ALUCPs, including obtaining and complying with the conditions of a determination of no hazard from the FAA for any project meeting FAA notice criteria.

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

Overflight Notification: The proposed project is located within the overflight notification area for both airports. The City provides overflight notification to affected properties through the Airport Land Use Compatibility Overlay Zone (ALUCOZ) for both applicable airport ALUCPs, but no physical construction is proposed by this project.

### **Gillespie Field Airport ALUCP**

#### **Construction of Neighborhood Shopping Center Building at 8606 Graves Avenue, City of Santee**

Deemed Complete & Consistent on April 7, 2020

Description of Project: The project involves the construction of a single-story building with retail sales and an eating and drinking establishment for a total of 6,267 square feet on a vacant property of 1.02 acres.

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

Airspace Protection Surfaces: The maximum height of the proposed project structure will be 24 feet above ground level (476 feet above mean sea level). 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 4. The ALUCP identifies neighborhood shopping center uses located within Safety Zone 4 as conditionally compatible with airport uses, provided that the project complies with a floor area ratio (FAR) of 0.36 and lot coverage of 70 percent. The project proposes an FAR of 0.14 and a lot coverage of 14 percent and therefore complies with the Safety Zone 4 limitations.

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.