

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

AIRPORT LAND USE COMMISSION AGENDA

Thursday, April 21, 2016
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

Board Members

Robert H. Gleason
Board Chair

David Alvarez

C. April Boling

Greg Cox

Jim Desmond

Lloyd B. Hubbs

Jim Janney

Paul Robinson

Mary Sessom

Ex-Officio Board Members

Laurie Berman

Eraina Ortega

Col. Jason G. Woodworth

President / CEO

Thella F. Bowens

*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 1-2):

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 Commission meetings.

RECOMMENDATION: Approve the minutes of the March 17, 2016 regular meeting.

CONSISTENCY DETERMINATIONS

2. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 25 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 2466 FIRST AVENUE, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination on a proposed project in the City of San Diego.

RECOMMENDATION: Adopt Resolution No. 2016- 0009 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

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

The Commission is requested to receive a status update presentation on Airport Land Use Compatibility Plans.

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

(Airport Planning: Angela Jamison, Manager)

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 (formerly the Commuter Terminal). 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>
May 19	Thursday	9:00 a.m.	Regular	Board Room

DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, MARCH 17, 2016
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM

CALL TO ORDER: Chair Gleason called the meeting to order at 12:00 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PRESENT: Commissioners: Alvarez, Boling, Cox, Desmond, Gleason, Hubbs, Janney, Robinson

ABSENT: Commissioners: Berman (Ex Officio), Ortega (Ex Officio), Sessom, Woodworth (Ex Officio)

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

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-6):

Commissioner Robinson announced his recusal on the Consent Agenda due to a potential conflict of interest.

ACTION: Moved by Commissioner Desmond and seconded by Commissioner Alvarez to approve the Consent Agenda. Motion carried by the following vote: YES – Alvarez, Boling, Cox, Desmond, Gleason, Hubbs, Janney; NO – None; ABSENTION – Robinson; ABSENT – Sessom. (Weighted Vote Points: YES – 84; NO – 0; ABSENTION – 8; ABSENT – 8)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the February 18, 2016 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 24 ATTACHED RESIDENTIAL UNITS AT 5282 NARANJA STREET, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2016-0005 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 2 DETACHED RESIDENTIAL UNITS AT 5109-5111 BRIGHTON AVENUE, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2016-0006 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 7 ATTACHED RESIDENTIAL UNITS AT 2535 BRANT STREET, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2016-0007 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

6. CONSISTENCY DETERMINATION – GILLESPIE FIELD AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF WAREHOUSE AND OFFICE ADDITION TO TWO EXISTING BUILDINGS AT 9941 PROSPECT AVENUE, CITY OF SANTEE:

RECOMMENDATION: Adopt Resolution No. 2016-0008 ALUC, making the determination that the project is conditionally consistent with the Gillespie Field 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:

Angela Jamison, Manager, Airport Planning, provided an update on Airport Land Use Compatibility Plans which included Naval Air Station North Island, Rural Airports, and the process to Overrule Consistency Determinations.

Commissioner Alvarez stated that the City of San Diego and City Council needs to be educated on the ALUCP requirements.

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

ACTION: No action was taken on this item.

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting adjourned at 12:21 p.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 21st DAY OF APRIL, 2016.

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

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
April 21, 2016**

Item # 2 Resolution # 2016-0009 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF 25 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 2466 FIRST AVENUE, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of two buildings of 3-stories each with underground parking for a total of 25 residential units and 6,200 square feet of leasable commercial space on a property of 0.69 acres. The application was deemed complete by ALUC staff on March 23, 2016.

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 and residential uses 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 structures will be 50 feet above ground level. The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structures are 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 3 Northeast – Uptown. The ALUCP identifies a mixture of residential and nonresidential uses located within Safety Zone 3 Northeast – Uptown as conditionally compatible with airport uses, provided that the 0.69 acre project site complies with a total intensity of 192 people, with a maximum of half (96 people) for the residential component. Using the 1.48 persons per household, 96 total residents would translate into a maximum allowance of 37 units, but the project only proposes 25 units, or 37 people total (at 1.48 people per unit). The project proposes 5,300 square feet of retail sales and 900 square feet of eating and drinking establishment. Using the use occupancy factors of 170 square feet per person for retail sales and 60 square feet per person for eating and drinking

establishment, the project would yield 31 retail occupants and 15 eating and drinking establishment occupants, for a total of 46 nonresidential occupants. The project thus proposes a total of 83 people (37 residents and 46 nonresidential occupants) on a property where 192 people would be allowed and therefore complies with the Safety Zone 3 Northeast – Uptown limitation.

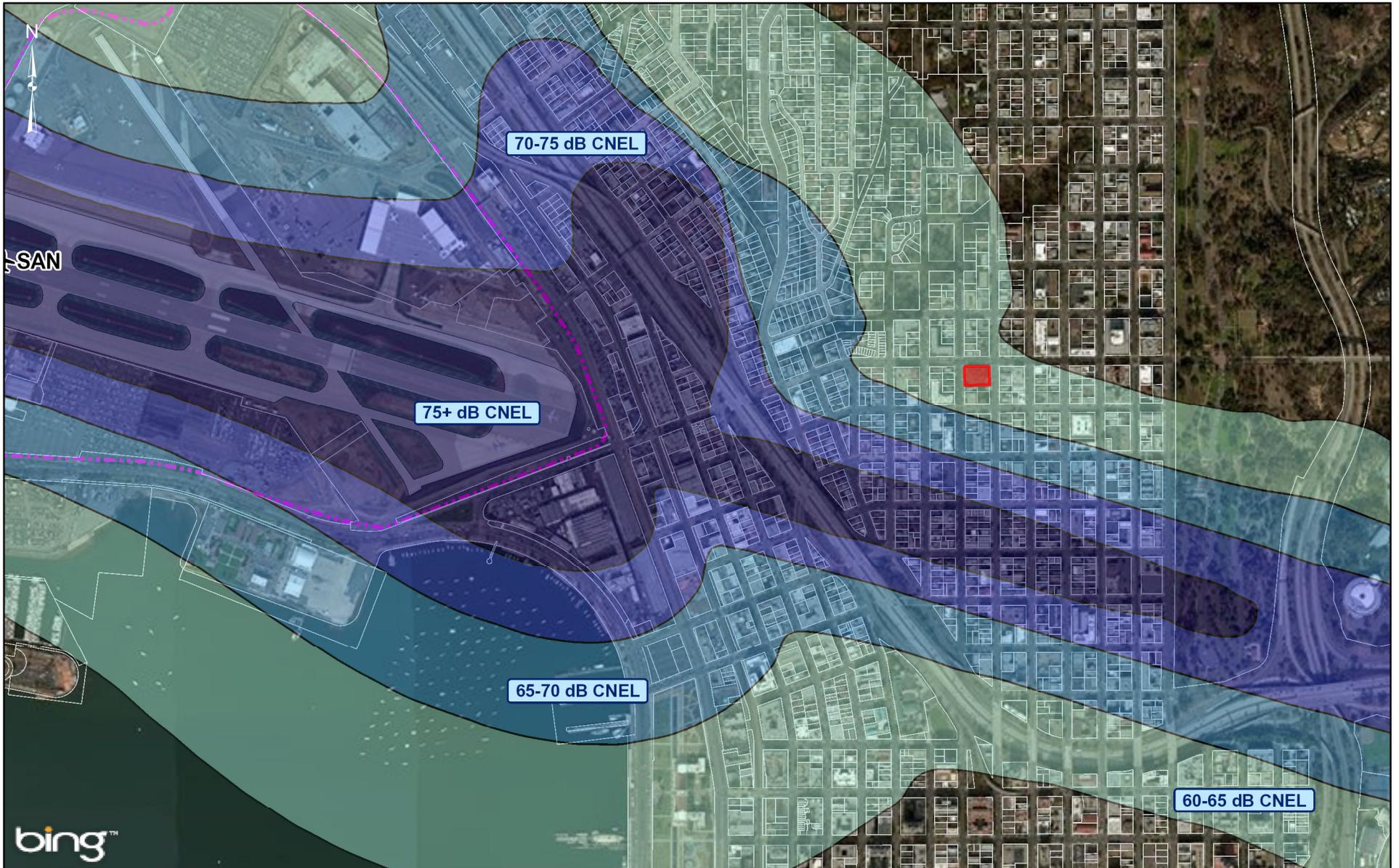
Overflight Notification Area: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses be recorded with the County Recorder or other alternative method as approved by the ALUC.

Interests Disclosure: The property is owned by GLP Properties, Ltd of San Diego, whose agent is disclosed as Charles L. Goldberg. The developer is American National Investments, Inc. of San Diego, whose CEO and Chair of the Board is disclosed as Gina Champion-Cain. The architect is Carrier Johnson of San Diego. The civil engineer is Fuscoe Engineering, Inc. of San Diego. The landscape architect is GMP Landscape Architecture of San Diego. The traffic engineer is Urban Systems Associates, Inc. of San Diego. The environmental consultant is RECON Environmental, Inc. of San Diego.

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

Conditions: 1) Sound attenuation to an interior noise level of 45 dB CNEL.
2) Marking and lighting of structures in accordance with FAA standards.
3) Recordation of an overflight notification with the County Recorder or other alternative method as approved by the ALUC.

2466 First Avenue



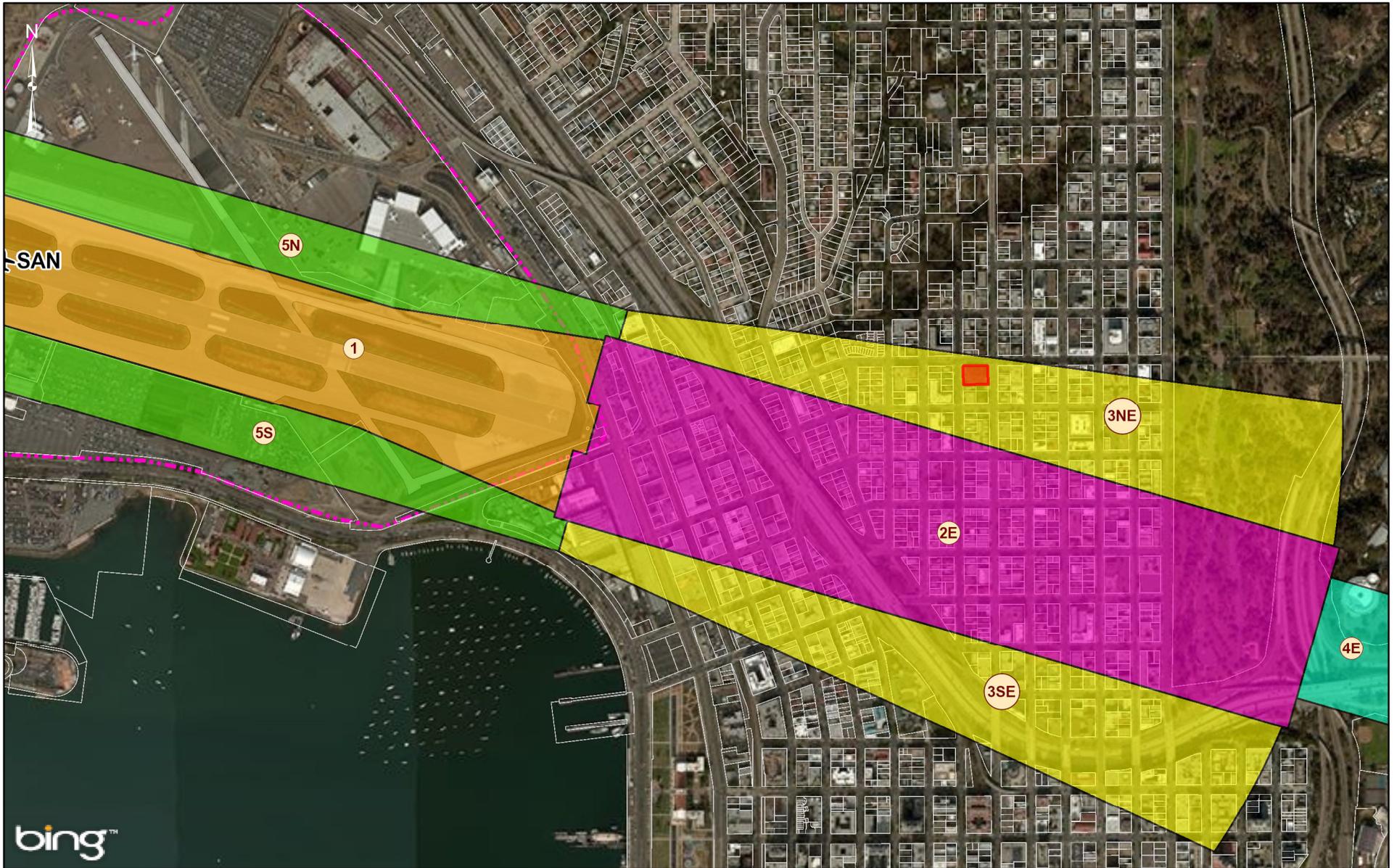
- 60-65 dB CNEL
- 65-70 dB CNEL
- 70-75 dB CNEL
- 75+ dB CNEL

0 650 1,300 2,600 Feet

1 inch = 1,317 feet

Image courtesy of USGS © 2016 Microsoft Corporation

2466 First Avenue



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

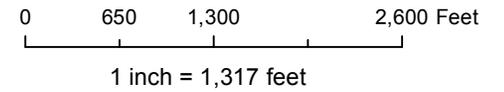


Image courtesy of USGS © 2016 Microsoft Corporation

RESOLUTION NO. 2016-0009 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 25 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 2466 FIRST AVENUE, 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 25 Attached Residential Units with Leasable Commercial Space at 2466 First Avenue, 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 25 attached residential units and 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 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 located within Safety Zone 3 Northeast – Uptown, and the ALUCP identifies mixed residential and nonresidential uses located within Safety Zone 3 Northeast – Uptown as conditionally compatible with airport uses, provided that the 0.69 acre project site

complies with a total intensity of 192 people with a maximum of half that figure allowed for the residential component; 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 25 Attached Residential Units with Leasable Commercial Space at 2466 First Avenue, 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 25 attached residential units and 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 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 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 standards.
- (4) The proposed project is located within Safety Zone 3 Northeast – Uptown. The ALUCP identifies a mixture of residential and nonresidential uses located within Safety Zone 3 Northeast – Uptown as conditionally compatible with airport uses, provided that the 0.69 acre project complies with a total intensity of 192 people. The project proposes 83 total people.

- (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 on each property containing a residential unit 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 21st day of April, 2016, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

AIRPORT
LAND USE
COMMISSION

Status Update on
Airport Land Use
Compatibility Plans

April 21, 2016



NASNI ALUCP Status

- Coronado City Council Brief April 5
- Public information meetings (3) about the process held on March 22nd - 39 people attended
- Working Group meeting about safety compatibility factor held April 20th
- Public information meeting about safety compatibility factor to be held April 27th



Questions?

