

# 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, June 4, 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 May 7, 2020 special meeting.

***CONSISTENCY DETERMINATIONS***

**2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT 530 42ND STREET, CITY OF SAN DIEGO, 321 IVY STREET AND 2100 & 2102 4TH AVENUE, CITY OF SAN DIEGO, AND 1332-1334 BANCROFT STREET, CITY OF SAN DIEGO; MARINE CORPS AIR STATION MIRAMAR & MONTGOMERY-GIBBS EXECUTIVE AIRPORT KEARNY MESA COMMUNITY PLAN, AMENDMENT TO THE LAND DEVELOPMENT CODE; MCCLELLAN-PALOMAR AIRPORT ALUCP ZONING CODE AMENDMENT FOR DENSITY BONUSES, CITY OF CARLSBAD, AND ZONING CODE AMENDMENT FOR ACCESSORY DWELLING UNITS, CITY OF CARLSBAD:**

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**  
**AIRPORT LAND USE COMMISSION**  
**MINUTES**  
**THURSDAY, MAY 7, 2020**  
**SAN DIEGO INTERNATIONAL AIRPORT**  
**BOARD ROOM**

**CALL TO ORDER:** Chairman Boling called the meeting of the Airport Land Use Commission to order at 10:07 a.m. on Thursday, May 7, 2020, via teleconference pursuant to Executive Order N-29-20 and at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

**ROLL CALL:**

**PRESENT:** Commissioners: Blakespear, Boling, Cox, Dockery (Ex-Officio), Kersey, Lloyd, McNamara, Robinson, Schiavoni, West

**ABSENT:** Commissioners: Dallarda (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

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

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

**ACTION:** Moved by Commissioner Robinson and seconded by Commissioner West to approve the Consent Agenda. Motion carried by the following votes: **YES –Blakespear, Boling, Cox, Kersey, Lloyd, McNamara, Robinson, Schiavoni, West; NO – None; ABSENT – None; (Weighted Vote Points: YES – 100; NO – 0; ABSENT – 0)**

**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.

**PUBLIC HEARINGS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**COMMISSION COMMENT:** None.

**ADJOURNMENT:** The meeting adjourned at 10:08 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 4<sup>TH</sup> DAY OF JUNE, 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: **June 4, 2020**

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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 ALUCP**

**Construction of 18 Attached Residential Units at 530 42nd Street, City of San Diego**

Deemed Complete & Conditionally Consistent on April 23, 2020

Description of Project: The project involves the construction of 18 attached residential units.

Noise Contours: The proposed project lies within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. 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 residences must be sound attenuated to 45 dB CNEL interior noise level.

Airspace Protection Surfaces: The height of the proposed project structure will be approximately 41 feet above ground level (approximately 179 feet above mean sea 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. Therefore, as a condition of project approval, a means of overflight notification shall be provided for each residential unit.

**Construction of Office Building and 56 Attached Residential Units with Leasable Commercial Space at 321 Ivy Street and 2100-2102 4<sup>th</sup> Avenue, City of San Diego**

Deemed Complete & Conditionally Consistent on May 20, 2020

Description of Project: The project involves the construction of a 4-story office building with 19,336 square feet of office use and the construction of a 4-story mixed-use building consisting of 56 attached dwelling units, 2,510 square feet of retail sales, and 660 square feet of high-intensity service use on a 32,208 square foot (0.74-acre) property.

Noise Contours: The proposed project lies within the 70-75 and 75-80 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contours. The ALUCP identifies office, retail sales, and high-intensity service uses located within the 70-75 and 75-80 dB CNEL noise contours as conditionally compatible with airport uses, provided that the office, retail sales, and high-intensity service uses are sound attenuated to 50 dB CNEL interior noise level. Greater than 50 percent of the mixed-use building lies within the 75-80 dB CNEL, so the standards for that noise contour would apply. The ALUCP identifies residential uses located within the 75-80 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residential uses 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 project must be sound attenuated to an interior noise level of 45 dB CNEL for residential uses and 50 dB CNEL for the nonresidential uses, and an aviation easement for aircraft noise and height must be recorded with the County Recorder.

Airspace Protection Surfaces: The proposed project is located within the Threshold Siting Surface (TSS). The height of the proposed project structures will be approximately 257 and 249 feet above mean sea level (55 and 56 feet above ground level), and the height of the proposed construction crane will be approximately 270 feet above mean sea level (89 feet above ground level). The project height is below the maximum compatible TSS height for a project on this site; therefore, the project complies with the TSS. The proposed project would be compatible with the ALUCP airspace protection policies, 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 an aviation easement for airspace is recorded with the County Recorder. Therefore, as a condition of project approval, the structure shall be marked and lighted in accordance with FAA procedures and an aviation easement for airspace is recorded with the County Recorder.

Safety Zones: The proposed project is located within Safety Zone 2 East (2E) – Uptown. The ALUCP identifies residential, office, retail sales, and high-intensity service uses located within Safety Zone 2E – Uptown as each being conditionally compatible with airport uses, provided that the project complies with a total intensity of 272 people per acre. The project site is 0.74 acres, which equates to a maximum compatible intensity of 201 people. The ALUCP provides that for a project with a mixture of residential and nonresidential uses, a maximum of half of the people per acre may be in residential units, calculated at persons per household as specified in the ALUCP. The persons per household for Safety Zone 2E – Uptown is 1.51, which yields a maximum of 66 residential units, and the project complies with 56 units proposed.

With 56 units proposed, the remaining nonresidential portion of the project of 116 people is limited to the occupancy factor for the applicable use, which is 215 square feet per person for office, 170 square feet per person for retail sales, and 60 square feet per person for high-intensity service uses. Based upon the areas devoted to each use at those occupancy factors, the project proposes 90 people in office uses, 15 people in retail uses, and 11 people in high-intensity service uses for a total of 116 people and, therefore, complies with the Safety Zone 2E – Uptown limitation.

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 avigation easement is required, the overflight notification requirement is satisfied.

### **Construction of 2 Detached Residential Units at 1332-1334 Bancroft Street, City of San Diego**

Deemed Complete & Conditionally Consistent on May 20, 2020

Description of Project: The project involves the construction of a detached residential unit on each of two contiguous lots.

Noise Contours: The proposed project lies within the 65-70 decibel Community Noise Equivalent Level (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 residences are sound attenuated to 45 dB CNEL interior noise level. The ALUCP requires that an avigation 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 avigation 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 28 feet above ground level (approximately 209 feet above mean sea 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 to Update the Kearny Mesa Community Plan, Rezone, and Amendment to the Land Development Code, City of San Diego**

Deemed Complete & Conditionally Consistent on May 20, 2020

Description of Project: The proposed project involves amendment of the City of San Diego General Plan to update the Kearny Mesa Community Plan and amend the Land Development Code with rezones of certain properties within the project area to include increases in the permitted heights of structures and increased density and intensity, but without any physical construction proposed.

Noise Contours: The proposed project is located within the 60-65, 65-70, and 70-75 dB CNEL noise contours for Montgomery-Gibbs Executive Airport and within the 60-65 and 65-70 dB CNEL noise contours for MCAS Miramar, but does not propose any physical construction. The proposed project would be conditionally compatible if future construction within the project area complies with the City of San Diego Airport Land Use Compatibility Overlay Zone (ALUCOZ), which implements the noise compatibility policies of the applicable ALUCP.

Airspace Protection Surfaces: The proposed project is located within the airspace protection boundaries for both airport ALUCPs 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 City of San Diego ALUCOZ, which

implements the airspace protection policies of the applicable ALUCP, including obtaining and complying with the conditions of a determination of no hazard from the Federal Aviation Administration (FAA) for any project meeting FAA notice criteria.

Safety Zones: The proposed project is located within the Transition Zone for MCAS Miramar and Safety Zones 2, 3, 4, & 6 for Montgomery-Gibbs Executive Airport and proposes to increase density and intensity, but does not propose any physical construction. The proposed project would be conditionally compatible if future construction within the project area complies with the City of San Diego ALUCOZ, which implements the safety compatibility policies of the applicable ALUCP.

Overflight Notification: The proposed project is located within the overflight notification area for both airport ALUCPs. The City provides overflight notification to affected properties through the ALUCOZ, and no physical construction is proposed by this project.

### **McClellan-Palomar Airport ALUCP**

#### **Amendments to Zoning Code for Affordable Housing Density Bonus Regulations, City of Carlsbad**

Deemed Complete & Consistent on May 20, 2020

Description of Project: The project proposes amendments to the City of Carlsbad Zoning Code in order to align density bonus regulations with State law and offer additional local incentives to expand the production of affordable housing units. None of the amendments include any physical improvements.

Noise Contours: The proposed project does not involve any actual development and thus does not impact any noise exposure contours of any ALUCP, but any development permitted under this project would be subject to respective sound attenuation or aviation easement requirements as per the ALUCP.

Airspace Protection Surfaces: The proposed project does not involve any actual development and thus does not impact any airspace protection surfaces of any ALUCP, but any development permitted under this project would be subject to notify the Federal Aviation Administration (FAA) if required and comply with any conditions of FAA determinations of no hazard to air navigation.

Safety Zones: The proposed project does not involve any actual development and thus does not impact any safety zones of any ALUCP, but any development permitted under this project would be subject to the applicable safety zone

density limits of the ALUCP, including counting any residential units permitted as density bonuses as dwelling units for purposes of ALUCP safety compatibility.

Overflight Notification: The proposed project does not involve any actual development and thus does not impact any overflight notification requirements of any ALUCP, but any development permitted under this project would be subject to applicable ALUCP overflight notification requirements.

### **Amendments to Zoning Code for Accessory Dwelling Units, City of Carlsbad**

Deemed Complete & Consistent on May 20, 2020

Description of Project: The project proposes amendments to the City of Carlsbad Zoning Code in order to align density bonus regulations with State law and offer additional local incentives to expand the production of affordable housing units. None of the amendments has a direct bearing upon airport related matters and do not include any physical improvements.

Noise Contours: The proposed project does not involve any actual development and thus does not impact the noise exposure contours of the ALUCP, but any development permitted under this project would be subject to sound attenuation or aviation easement requirements as applicable per the ALUCP.

Airspace Protection Surfaces: The proposed project does not involve any actual development and thus does not impact the airspace protection surfaces of the ALUCP, but any development permitted under this project would be subject to notification to the Federal Aviation Administration (FAA) as required and compliance with any conditions of FAA determinations of no hazard to air navigation as applicable.

Safety Zones: The proposed project does not involve any actual development and thus does not impact any safety zones of the ALUCP, but any development permitted under this project would be subject to the applicable safety zone density limits of the ALUCP for primary dwelling units, as accessory dwelling units are not included in ALUCP density limitations.

Overflight Notification: The proposed project does not involve any actual development and thus does not impact the overflight notification requirements of the ALUCP, but any development permitted under this project would be subject to ALUCP overflight notification requirements.