

# SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY



## BOARD MEMBERS

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\* EX OFFICIO BOARD MEMBERS

PRESIDENT/CEO  
THELLA F. BOWENS

## AIRPORT LAND USE COMMISSION AGENDA

Thursday, December 4, 2014  
9:00 A.M. or immediately following the  
Board Meeting

San Diego International Airport  
Commuter Terminal – Third Floor  
Board Room  
3225 N. Harbor Drive  
San Diego, California 92101

***Live webcasts of Authority Board meetings can be accessed at  
[http://www.san.org/airport\\_authority/boardmeetings.asp](http://www.san.org/airport_authority/boardmeetings.asp).***

*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 Corporate & Information Governance 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.***

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**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 1-6):**

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 November 6, 2014 regular meeting.

***CONSISTENCY DETERMINATIONS***

**2. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 4 DETACHED RESIDENTIAL UNITS AT 4950 SARATOGA 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. 2014-0024 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)**

**3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 3 DETACHED RESIDENTIAL UNITS AT 5095 VOLTAIRE STREET AND 2185 & 2191 ABBOTT STREET, 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. 2014-0025 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)**

**4. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 320 ATTACHED RESIDENTIAL UNITS AND ESTABLISHMENT OF A RESTAURANT AT 340 14<sup>TH</sup> STREET, 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. 2014-0026 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)**

**5. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – ESTABLISHMENT OF ADULT SCHOOL AND DORMITORY FOR 450 STUDENTS WITHIN EXISTING FORMER HOSPITAL AT 3475 KENYON STREET, 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. 2014-0027 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)**

**6. CONSISTENCY DETERMINATION – GILLESPIE FIELD AND MONTGOMERY FIELD AIRPORT LAND USE COMPATIBILITY PLANS – ADOPTION OF GENERAL PLAN AND ZONING CODE AMENDMENTS TO IMPLEMENT THE GILLESPIE FIELD AND MONTGOMERY FIELD AIRPORT LAND USE COMPATIBILITY PLANS, CITY OF EL CAJON:**

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

RECOMMENDATION: Adopt Resolution No. 2014-0028 ALUC, making the determination that the project is consistent with the Gillespie Field and Montgomery Field Airport Land Use Compatibility Plans.

**(Airport Planning: Angela Jamison, Manager)**

**PUBLIC HEARINGS: None**

**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 Commuter Terminal. Bring your ticket to the third floor receptionist for validation.**

**You may also reach the Commuter Terminal 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, NOVEMBER 6, 2014  
SAN DIEGO INTERNATIONAL AIRPORT  
BOARD ROOM**

**CALL TO ORDER:** Chair Gleason called the regular meeting of the Airport Land Use Commission to order at 9:59 a.m. on Thursday, November 6, 2014 in the Board Room at the San Diego International Airport, Commuter Terminal, 3225 North Harbor Drive, San Diego, CA 92101.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

PRESENT: Commission Members: Boling, Cox, Desmond, Farnam (Ex Officio), Gleason, Hubbs, Robinson, Smisek

ABSENT: Commission Members: Alvarez, Berman (Ex Officio), Sessom, Ortega (Ex Officio)

ALSO PRESENT: Thella F. Bowens, President/CEO; Breton K. Lobner, General Counsel; Tony R. Russell, Director, Corporate and Information Governance/Authority Clerk; Lorraine Bennett, Assistant Authority Clerk II

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

**CONSENT AGENDA (Items 1-4):**

**ACTION: Moved by Commissioner Robinson and seconded by Commissioner Smisek to approve the Consent Agenda. Motion carried by the following vote: YES – Boling, Cox, Desmond, Gleason, Hubbs, Robinson, Smisek; NO – None; ABSENT – Alvarez, Sessom. (Weighted Vote Points: YES – 79; NO – 0; ABSENT – 21)**

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the October 2, 2014 regular meeting.

**2. REPORT OF LAND USE ACTIONS DETERMINED TO BE CONSISTENT WITH AIRPORT LAND USE COMPATIBILITY PLANS:**

RECOMMENDATION: Receive the report.

**CONSISTENCY DETERMINATIONS**

3. **CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 2 ATTACHED AND 1 DETACHED RESIDENTIAL UNITS AT 2730-2732 FIRST AVENUE, CITY OF SAN DIEGO:**  
RECOMMENDATION: Adopt Resolution No. 2014-0023 ALUC\*\*, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.
  
4. **CONSISTENCY DETERMINATION – GILLESPIE FIELD AIRPORT LAND USE COMPATIBILITY PLAN – INSTALLATION OF 16 DETACHED RESIDENTIAL UNITS AT RAILROAD AVENUE NEAR MAGNOLIA AVENUE, CITY OF SANTEE:**  
RECOMMENDATION: Adopt Resolution No. 2014-0022 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:** None.

**COMMISSION COMMENT:** None.

**ADJOURNMENT:** The meeting was adjourned at 10:00 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 4<sup>TH</sup> DAY OF DECEMBER, 2014.

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

APPROVED AS TO FORM:

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BRETON K. LOBNER  
GENERAL COUNSEL

\*\*Note: The 2014-0021 ALUC Resolution number for this item, as indicated on the November, 2014 agenda, and on the backup materials, was inadvertently duplicated.

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**CONSISTENCY DETERMINATION  
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)  
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)  
December 4, 2014**

Item # 2                      Resolution # 2014-0024 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 4 DETACHED RESIDENTIAL UNITS AT 4950  
SARATOGA AVENUE, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of four detached residential units on two adjoining parcels of 7,000 square feet each. The application was deemed complete by ALUC staff on November 19, 2014. The ALUC previously issued a determination of consistency in March 2007 for a project to be built on the property, but that project was not constructed and its corresponding ALUC resolution is accordingly to be rescinded.

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 residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The maximum height of the proposed project structures will be 30 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 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 NVision LLC of Corona del Mar. The architect is Frontis Studio of San Diego. The surveyor is San Diego Land Surveying & Engineering of San Diego. The landscape architect is Garner Wichmann Dean of La Jolla.

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.

Condition: Recordation of an overflight notification with the County Recorder or other alternative method as approved by the ALUC.

# 4950 Saratoga Avenue



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

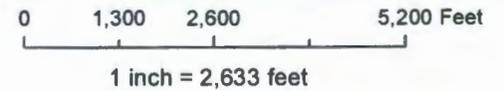


Image courtesy of USGS © 2014 Microsoft Corporation

RESOLUTION NO. 2014-0024 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY, RESCINDING RESOLUTION NO. 2007-0019 ALUC AND MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 4 DETACHED RESIDENTIAL UNITS AT 4950 SARATOGA 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 Section 21670.3 of the Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed development project: Construction of 4 Detached Residential Units at 4950 Saratoga 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 four detached residential units; 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 residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) height restrictions 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); and

WHEREAS, the proposed project is located outside all Safety Zones; 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

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WHEREAS, the ALUC desires to rescind Resolution No. 2007-0019 ALUC because the determination of consistency therein was for a project not constructed and is being replaced by the proposed 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 hereby rescinds Resolution No. 2007-0019 ALUC and determines that the proposed project: Construction of 4 Detached Residential Units at 4950 Saratoga 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 four detached residential units.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses.
- (3) The proposed project is located outside the SDIA 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.
- (4) The proposed project is located outside all Safety Zones.
- (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 or other alternative method as approved by the ALUC.
- (6) Therefore, if the proposed project contains the above-required condition 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), Pub. Res. Code Section 21065, and is not a "development" as defined by the California Coastal Act, Pub. Res. Code Section 30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 4<sup>th</sup> day of December, 2014, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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

APPROVED AS TO FORM:

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BRETON K. LOBNER  
GENERAL COUNSEL

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**CONSISTENCY DETERMINATION  
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)  
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)  
December 4, 2014**

Item # 3                      Resolution # 2014-0025 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 3 DETACHED RESIDENTIAL UNITS AT 5095  
VOLTAIRE STREET AND 2185 & 2191 ABBOTT STREET, CITY OF SAN  
DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of three detached residential units on two adjoining parcels of 5,000 square feet total. The application was deemed complete by ALUC staff on November 19, 2014.

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 residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The maximum height of the proposed project structures will be 30 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 a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).

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

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 San Diego First Modular LLC of San Diego. The structural engineer is R & S Tavares Associates of San Diego. The civil engineer is Masson & Associates of Escondido. The soils engineer is Allied Earth Technology of San Diego. The manufacturer is Silver Creek Industries of Perris. The permit processor is Radco Inc. of Long Beach.

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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.

Condition: Recordation of an overflight notification with the County Recorder or other alternative method as approved by the ALUC.

# 5095 Voltaire St, 2185 & 2191 Abbott Street



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

0 1,300 2,600 5,200 Feet

1 inch = 2,633 feet

Image courtesy of USGS © 2014 Microsoft Corporation

RESOLUTION NO. 2014-0025 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY, MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 3 DETACHED RESIDENTIAL UNITS AT 5095 VOLTAIRE STREET AND 2185 & 2191 ABBOTT STREET, 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 Section 21670.3 of the Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed development project: Construction of 3 Detached Residential Units at 5095 Voltaire Street and 2185 & 2191 Abbott Street, 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 three detached residential units; 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 residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) height restrictions and is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is located outside all Safety Zones; 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

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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 3 Detached Residential Units at 5095 Voltaire Street and 2185 & 2191 Abbott Street, 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 three detached residential units.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses.
- (3) The proposed project is located outside the SDIA TSS. 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.
- (4) The proposed project is located outside all Safety Zones.
- (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 or other alternative method as approved by the ALUC.
- (6) Therefore, if the proposed project contains the above-required condition 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), Pub. Res. Code Section 21065, and is not a "development" as defined by the California Coastal Act, Pub. Res. Code Section 30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 4<sup>th</sup> day of December, 2014, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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

APPROVED AS TO FORM:

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BRETON K. LOBNER  
GENERAL COUNSEL

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**CONSISTENCY DETERMINATION  
SAN DIEGO INTERNATIONAL AIRPORT  
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)  
December 4, 2014**

Item # 4                      Resolution # 2014-0026 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 320 ATTACHED RESIDENTIAL UNITS AND  
ESTABLISHMENT OF A RESTAURANT AT 340 14<sup>TH</sup> STREET, CITY OF SAN  
DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a 19-story building, massed in two components of five and 19 stories on a property of 1.15 acres. The project features 320 residential units with 377 parking spaces in three levels of underground parking. An existing, historic-designated building will be retained but relocated on-site and used for a restaurant with outdoor seating. The application was deemed complete by ALUC staff on November 19, 2014.

Noise Contours: The proposed project is located outside the 60 decibel Community Noise Equivalent Level (dB CNEL) noise contour. The ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The height of the proposed project structures will be 210 feet above ground level. 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 outside all Safety Zones.

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

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Interests Disclosure: The property is owned by Career Lofts-SD, LLC of Newport Beach. The project sponsor is Maple Multi-Family Land CA, LP of Carlsbad. The architect is Joseph Wong Design Associates of San Diego. The civil engineer and surveyor is Nasland Engineering of San Diego. The landscape architect is Land-Lab 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) Structural marking and lighting per FAA procedures.  
2) Recordation of an overflight notification with the County Recorder or other alternative notification method as approved by the ALUC.

# 340 14th Street



bing

000017



 SAN\_Overflight

0 1,300 2,600 5,200 Feet

1 inch = 2,633 feet

Image courtesy of USGS © 2014 Microsoft Corporation

RESOLUTION NO. 2014-0026 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 320 ATTACHED RESIDENTIAL UNITS AND ESTABLISHMENT OF A RESTAURANT AT 340 14<sup>TH</sup> STREET, 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 320 Attached Residential Units and Establishment of a Restaurant, 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 320 attached residential units in a new building and establishment of a restaurant within an existing historic structure; and

WHEREAS, the proposed project would be located outside the 60 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) height restrictions and 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); and

WHEREAS, the proposed project is located outside all Safety Zones; 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 or other alternative methods as approved by the ALUC; and

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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 320 Attached Residential Units and Establishment of a Restaurant, 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 320 attached residential units in a new building and establishment of a restaurant within an existing historic structure.
- (2) The proposed project is located outside the 60 dB CNEL noise contour. The ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses.
- (3) The proposed project is located outside the 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 FAA. Therefore, as a condition of project approval, the structures must be marked and lighted in accordance with FAA procedures.
- (4) The proposed project is located outside all Safety Zones.
- (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 notification method as approved by the ALUC. Therefore, as a condition of project approval, an overflight notification shall be recorded with the County Recorder or other alternative notification 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 4<sup>th</sup> day of December, 2014, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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

APPROVED AS TO FORM:

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BRETON K. LOBNER  
GENERAL COUNSEL

**CONSISTENCY DETERMINATION  
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)  
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)  
December 4, 2014**

Item # 5                      Resolution # 2014-0027 ALUC

Recommendation: Conditionally Consistent

**ESTABLISHMENT OF ADULT SCHOOL AND DORMITORY FOR 450 STUDENTS WITHIN EXISTING FORMER HOSPITAL AT 3475 KENYON STREET, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the establishment of an international language school with a capacity of 1,500 students and dormitory and living amenities for 450 students within an existing former hospital on a property of 6.35 acres. The application was deemed complete by ALUC staff on November 19, 2014.

Noise Contours: The proposed project is located within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies adult school and group quarters uses located within the 65-70 dB CNEL noise contour as conditionally compatible with airport uses, provided that the buildings 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.

Airspace Protection Surfaces: No change is proposed in the 144-foot height of the existing building.

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

Overflight Notification Area: The proposed project is located within the overflight notification area and contains a residential use component, but in instances when an aviation easement is required, no additional overflight notification is required.

Interests Disclosure: The property is owned by Greentree Family LLC of Chula Vista. The applicant is Efekta Cabrillo, Inc. of Cambridge, Massachusetts. The architect is Carrier Johnson of San Diego. The civil engineer is RBF of San Diego. The structural engineer is Michael Wall Engineering of San Diego. The landscape architect is KTU+A of San Diego.

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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) Recordation of an avigation easement with the County Recorder.

# 3475 Kenyon Street



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

0 1,300 2,600 5,200 Feet

1 inch = 2,633 feet

Image courtesy of USGS © 2014 Microsoft Corporation

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RESOLUTION NO. 2014-0027 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: ESTABLISHMENT OF ADULT SCHOOL AND DORMITORY FOR 450 STUDENTS WITHIN EXISTING FORMER HOSPITAL AT 3475 KENYON STREET, 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: Establishment of Adult School and Dormitory for 450 Students within Existing Former Hospital at 3475 Kenyon Street, 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 establishment of an adult school for international language instruction with dormitory facilities within an existing former hospital; and

WHEREAS, the proposed project would be located within the 65-70 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies adult school and group quarters uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, provided that the buildings are sound attenuated to 45 dB CNEL interior noise level and that an avigation easement is recorded with the County Recorder; and

WHEREAS, no change is proposed in the height of the existing building; and

WHEREAS, the proposed project is located outside all Safety Zones; and

WHEREAS, the proposed project is located within the overflight notification area and contains a residential use, but the ALUCP does not require any additional overflight notification where an avigation easement is required; 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: Establishment of Adult School and Dormitory for 450 Students within Existing Former Hospital at 3475 Kenyon Street, 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 establishment of an adult school for international language instruction with dormitory facilities within an existing former hospital.
- (2) The proposed project is located within the 65-70 dB CNEL noise contour. The ALUCP identifies adult school and group quarters uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, provided that the buildings are sound attenuated to 45 dB CNEL interior noise level and that an avigation easement is recorded with the County Recorder. Therefore, as a condition of project approval, the structure must be sound attenuated to 45 dB CNEL interior noise level and an avigation easement must be recorded with the County Recorder.
- (3) No change is proposed in the height of the existing building.
- (4) The proposed project is located outside all Safety Zones.
- (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 dwelling units but does not require an additional overflight notification where an avigation easement is required.
- (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 4<sup>th</sup> day of December, 2014, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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

APPROVED AS TO FORM:

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BRETON K. LOBNER  
GENERAL COUNSEL

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**CONSISTENCY DETERMINATION  
GILLESPIE FIELD AND MONTGOMERY FIELD  
AIRPORT LAND USE COMPATIBILITY PLANS (ALUCPs)  
December 4, 2014**

Item # 6                      Resolution # 2014-0028 ALUC

Recommendation: Consistent

**ADOPTION OF GENERAL PLAN AND ZONING CODE AMENDMENTS TO  
IMPLEMENT THE GILLESPIE FIELD AND MONTGOMERY FIELD AIRPORT  
LAND USE COMPATIBILITY PLANS, CITY OF EL CAJON**

Description of Project: The project is the adoption of amendments to the City of El Cajon General Plan and Zoning Code, which applies by reference the requirements of the Gillespie Field and Montgomery Field ALUCPs to the municipally permitted uses of properties located within their respective Airport Influence Areas (AIAs). The application was deemed complete by ALUC staff on November 19, 2014.

The General Plan and Zoning Code amendments fulfill the statutory mandate under §21676(b) of the Public Utilities Code and §65302.3(a) of the Government Code for an affected local agency to make its general plan and zoning code consistent with adopted ALUCPs within agency jurisdiction. Because this project would incorporate all requirements of the Gillespie Field and Montgomery Field ALUCPs into the City of El Cajon land use regulations under which land uses within its jurisdiction are evaluated, individual project consistency determinations would be required from the ALUC only for specified land use actions in accordance with the ALUCP and Public Utilities Code §21676.5(b).

The exceptional land use actions which would continue to require individual project consistency determinations by the ALUC include approval of and/or an amendment to a general, specific, or other land use plan, zoning ordinance (including rezones) or building regulation; any project proposed in Safety Zone 1; any project that has been determined to be an airspace hazard by the Federal Aviation Administration (FAA); any project which would exceed the density or intensity allowances of the ALUCP which is not located within an ALUC-approved infill development area; any project that would include non-aviation uses on public-use airport property; and any construction, expansion, or master plan for a new or existing public-use airport, including the construction, extension, or realignment of runways and the acquisition of runway protection zones.

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Noise Contours: Properties affected by the proposed project lie within all Community Noise Equivalent Level (CNEL) noise contours and would be subject to potential sound attenuation if required by the applicable ALUCP.

Airspace Protection Surfaces: The project does not propose any structures for construction, but future buildings would be subject to height limitations per FAA review for determination of hazard to air navigation if the project meets FAA notification criteria.

Overflight Notification Area: Some properties within the proposed project are located within areas requiring the recordation of avigation easements or overflight agreements with the County Recorder. The project requires recordation of avigation easements or overflight agreements as required by the ALUCPs.

Ownership: Properties affected by the proposed project are owned by numerous public and private entities and individuals.

Recommendation: Based on review of the proposed project and the policies in the Gillespie Field and Montgomery Field ALUCPs, staff recommends that the ALUC make the determination that the project is consistent with the Gillespie Field and Montgomery Field ALUCPs.

RESOLUTION NO. 2014-0028 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: ADOPTION OF GENERAL PLAN AND ZONING CODE AMENDMENTS TO IMPLEMENT THE GILLESPIE FIELD AND MONTGOMERY FIELD AIRPORT LAND USE COMPATIBILITY PLANS, CITY OF EL CAJON, IS CONSISTENT WITH THE GILLESPIE FIELD AND MONTGOMERY FIELD AIRPORT LAND USE COMPATIBILITY PLANS.

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 Section 21670.3 of the Public Utilities Code, was requested by the City of El Cajon to determine the consistency of a proposed project: Adoption of General Plan and Zoning Code Amendments to Implement the Gillespie Field and Montgomery Field Airport Land Use Compatibility Plans, City of El Cajon, which is located within the Airport Influence Areas (AIAs) for the Gillespie Field and Montgomery Field Airport Land Use Compatibility Plans (ALUCPs), each originally adopted in 2010 and amended in 2011; and

WHEREAS, the proposed project is adoption of amendments to the City of El Cajon General Plan and Zoning Code, which applies the noise exposure contour, airspace protection, and safety zone compatibility criteria of the aforesaid ALUCPs to the use of properties located within the respective AIAs; and

WHEREAS, a local agency is required to implement an ALUCP by either referring all proposed land use projects located within an AIA to the ALUC for consistency determination with the ALUCP or amend its general plan and applicable codes to incorporate the ALUCP requirements to accomplish ALUCP consistency in its own project reviews; and

WHEREAS, referral of individual land use projects to the ALUC is not mandatory when the ALUC has deemed a local agency's plan consistent with an ALUCP, except for the following actions: approval of and/or an amendment to a general, specific, or other land use plan, zoning ordinance (including rezones) or building regulation; any project proposed in Safety Zone 1; any project that has been determined to be an airspace hazard by the Federal Aviation Administration (FAA); any project which would exceed the density or intensity allowances of the ALUCPs which is not located within an ALUC approved infill development area; any project that would include non-aviation uses on public-use airport property; and any construction, expansion, or master plan for a new or existing public-use

airport, including the construction, extension, or realignment of runways and the acquisition of runway protection zones; and

WHEREAS, the City of El Cajon has incorporated into the project policies which implement the requirements of the ALUCPs for the recordation of either an avigation easement or overflight agreement on properties within the applicable AIAs identified as requiring such recordation by the respective ALUCPs; 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 El Cajon 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: Adoption of General Plan and Zoning Code Amendments to Implement the Gillespie Field and Montgomery Field Airport Land Use Compatibility Plans, City of El Cajon, is consistent with the Gillespie Field and Montgomery Field ALUCPs, which were each originally adopted in 2010 amended in 2011, based upon the following facts and findings::

- (1) The proposed project consists of amendments to the City of El Cajon General Plan and Zoning Code which apply the noise exposure contour, airspace protection, and safety zone compatibility criteria of the aforesaid ALUCPs to the use of properties located within the respective AIAs.
- (2) Pursuant to the ALUCPs and Public Utilities Code §21676.5, referral of only certain specified actions to the ALUC for consistency determination continues to be mandatory after the ALUC has deemed a local agency General Plan consistent with the ALUCP. The following actions remain mandatory for ALUC review: approval of and/or an amendment to a general, specific, or other land use plan, zoning ordinance (including rezones) or building regulation; any project proposed in Safety Zone 1; any project that has been determined to be an airspace hazard by the FAA; any project which would exceed the density or intensity allowances of the ALUCPs which is not located within an ALUC approved infill development area; any project that would include non-aviation uses on public-use airport property; and any construction, expansion, or master plan for a new or existing public-use airport, including the construction, extension, or realignment of runways and the acquisition of runway protection zones.

- (3) The proposed project complies with overflight policies of the ALUCPs because project policies require the recordation of either an avigation easement or overflight agreement on properties within the AIAs identified as requiring such recordation by the ALUCPs.
- (4) Therefore, the proposed project is consistent with the Gillespie Field and Montgomery Field Airport ALUCPs.

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 4<sup>th</sup> day of December, 2014, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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

APPROVED AS TO FORM:

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BRETON K. LOBNER  
GENERAL COUNSEL

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