

**AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, FEBRUARY 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 9:07 a.m. on Thursday, February 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: Board Member Boland led the Pledge of Allegiance.

ROLL CALL:

PRESENT: Commission Members: Alvarez, Berman (Ex Officio), Boland, Cox, Desmond, Farnam (Ex Officio), Gleason, Hubbs, Robinson, Sessom, Smisek

ABSENT: Commission Members: Ortega (Ex Officio)

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

Board Member Desmond arrived during the course of the meeting.

NON-AGENDA PUBLIC COMMENT:

JOHN WHATZKA, SAN DIEGO, spoke regarding the Navy land use plan.

JOHN ZIEBARTH, SAN DIEGO, thanked the Airport Land Use Commission (ALUC) staff and the Authority's consultant for the ALUCP process, and for its work with the stakeholder groups

CONSENT AGENDA (Items 1-3):

ACTION: Moved by Commissioner Smisek and seconded by Commissioner Hubbs to approve the Consent Agenda. Motion carried by the following vote: YES – Alvarez, Cox, Gleason, Hubbs, Robinson, Sessom, Smisek; NO – None; ABSENT – Desmond; ABSTAIN - Boland. (Weighted Vote Points: YES – 75; NO – 0; ABSENT – 12; ABSTAIN - 13)

- 1. APPROVAL OF MINUTES:**
RECOMMENDATION: Approve the minutes of the January 6, 2014, special meeting.

CONSISTENCY DETERMINATIONS

- 2. CONSISTENCY DETERMINATION – 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 2 SINGLE-FAMILY RESIDENTIAL UNITS AT 4766 BRIGHTON AVENUE, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2014-0002 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

PUBLIC HEARINGS: None

OLD BUSINESS: None.

Board Member Desmond arrived at 9:25 a.m.

NEW BUSINESS:

- 4. CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE SAN DIEGO INTERNATIONAL AIRPORT – AIRPORT LAND USE COMPATIBILITY PLAN AND ADOPTION OF THE SAN DIEGO INTERNATIONAL AIRPORT – AIRPORT LAND USE COMPATIBILITY PLAN:**
Angela Jamison, Manager, Airport Planning, provided a presentation on the Certification of an Environmental Impact Report for the San Diego International Airport – Airport Land Use Compatibility Plan and Adoption of the San Diego International Airport – Airport Land Use Compatibility Plan (ALUCP), which included Progress to Date, Purpose of ALUCP's, Summary of National Airlines accidents between 1987 and 2013, Existing ALUCP, Role of Caltrans Handbook, San Diego International Airport (SDIA) ALUCP Process, and SDIA Steering Committee.

Ms. Jamison also provided a presentation on the ALUCP Policy Overview, which included Compatibility Factors, Airspace Protection Boundary, Previous Overflight Boundary, Revised Overflight Area Boundary, Noise Contour Map 2030 Forecast, Noise Compatibility Standards – Table 2-1 Snapshot, Previous Safety Compatibility Zones, Runway 9 Displaced Threshold, Revised Safety Compatibility Zones, Safety Compatibility

Standards – Table 3-1 Snapshot, Previous Airport Influence Area, and Proposed Airport Influence Area.

Chair Gleason asked staff to address the written communications received by the City of Coronado, dated January 31, 2014 and February 4, 2014 requesting changes to the ALUCP for SDIA, and by the San Diego Unified School District, dated February 5, 2014, regarding impacts of the proposed ALUCP on existing facilities respectively. Ms. Jamison responded that staff has no objection to the inclusion of the proposal by the City of Coronado in its recommendation to the Commission. In response to the concerns by the San Diego Unified School District regarding the expansion or renovation of existing facilities, Amy Gonzalez, Senior Director, General Counsel, responded that any expansion or renovation of facilities required by State law, would be allowed. However, if the expansion or renovation of existing facilities was not required by State law, it would not be allowed, but that the School District could make findings that there were reasons to allow the expansion or renovation.

JOHN ZIEBARTH, SAN DIEGO, representing American Institute of Architects on SDIA Steering Committee, expressed concerns that the proposed safety measures in the draft ALUCP are inconsistent with the Caltrans Safety Handbook.

MATT ADAMS, SAN DIEGO, representing the Building Industry Association, expressed concerns with the Statement of Overriding Considerations. He stated that this would be a negative economic impact.

BILL FULTON, DIRECTOR, representing the City of San Diego, Planning Department, suggested an alternative method for calculating mixed-use.

TAIT GALLOWAY, SENIOR PLANNER, representing the City of San Diego, provided a handout for an Alternative Mixed-Use Calculation for Safety Zone 2E - Little Italy, and provided a recommendation to convert residential densities into intensity levels (persons per acre).

BRAD RICHTER, SAN DIEGO, representing Civic San Diego, requested that the 2.0 Floor Area Ratio and 36 feet height limit in Safety Zone 2E – Little Italy be retained.

MARCO LI MANDRI, SAN DIEGO, representing Little Italy Association, spoke in opposition to reductions in the 2.0 Floor Area Ratio and the 36 feet height limit in Safety Zone 2E – Little Italy.

KIM ELLIOTT, SAN DIEGO, representing the Corky McMillin Company, asked for clarification about the rules associated with a consistency determination regarding the difference between changes in a portion of a building versus an entire building. Ms. Jamison responded that so long as

the building is generally consistent, it would not need to come back to the Commission, unless the entire building was turned over.

In response to Ms. Elliott regarding rules associated with historic buildings in the location of the Naval Training Center, Ms. Jamison responded that there are no provisions for historic buildings, and that the sound mitigation rules would apply, unless overruled by the local jurisdiction.

Board Member Alvarez requested Board consideration of the compromise proposal provided by the City of San Diego, to allow 50 percent of non-residential density to apply to approximately 84 units per acre.

Board Member Sessom spoke in support of staff's recommendations. She stated that the City's proposal would need to be evaluated and it could require a new Environmental Impact Report.

ORIGINAL MOTION:

ACTION: Board Member Sessom moved to approve staff's recommendation, to include the proposed changes by the City of Coronado in its letters dated January 31, 2014 and February 4, 2014, to add language to Chapter 1 of the plan. Board Member Boland seconded the motion.

In response to Board Member Berman regarding if density was changed in Little Italy, how it would apply to other areas, Bret Lobner, General Counsel, responded that it would most likely require findings for special circumstances for a special area, and a basis for treating areas differently.

In response to Board Member Robinson regarding feedback from the public speakers about the compromise proposal by the City of San Diego, the following speakers spoke in support of the proposal: John Ziebarth, Brad Richter and Marco Li Mandri.

Board Member Hubbs questioned whether the City of San Diego proposal is for all of Safety Zone 2E, or just Little Italy.

Board Member Alvarez suggested that the City of San Diego compromise proposal be referred to staff to prepare the appropriate findings.

Board Member Desmond stated that he could not support the suggested compromise proposal by the City of San Diego, and he requested that the matter come back after evaluation by staff.

Board Member Cox recommended that the matter be referred back to staff to look at the issues raised by the Cities of San Diego and Coronado, and

to seek further clarification for modifications regarding the historic buildings in the location of the Naval Training Center.

RECOMMENDATION: Adopt Resolution No. 2014-0003 ALUC, certifying the final Environmental Impact Report for the San Diego International Airport - Airport Land Use Compatibility Plan, and adopting California Environmental Quality Act (CEQA) Findings of Fact, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program, and

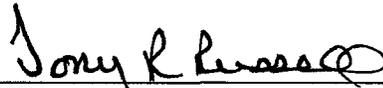
Adopt Resolution No. 2014-0004 ALUC, adopting the Airport Land Use Compatibility Plan for San Diego International Airport.

SUBSTITUTE MOTION:

ACTION: Moved by Board Member Smisek and seconded by Board Member Alvarez to refer the matter back to staff for a review and analysis of the alternative proposals by the City of San Diego and the City of Coronado; the issues presented by the San Diego Unified School District; clarification about modifications to historic buildings, and; direct staff to come back with alternatives for Board action. Motion carried by the following vote: YES – Alvarez, Boland, Cox, Desmond, Hubbs, Gleason, Robinson, Smisek; NO – Sessom; ABSENT – None. (Weighted Vote Points: YES – 92; NO – 8; ABSENT – 0).

ADJOURNMENT: The meeting was adjourned at 10:57 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 6TH DAY OF MARCH, 2014.



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

APPROVED AS TO FORM:



BRETON K. LOBNER
GENERAL COUNSEL