

# SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

## Board Members

C. April Boling  
Chairman

Greg Cox  
Jim Desmond  
Robert H. Gleason  
Lloyd B. Hubbs  
Jim Janney  
Mark Kersey  
Paul Robinson  
Mary Sessom

## AIRPORT LAND USE COMMISSION AGENDA

Thursday, December 15, 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

## Ex-Officio Board Members

Laurie Berman  
Eraina Ortega  
Col. Jason 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 meetings.

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

***CONSISTENCY DETERMINATIONS***

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

The Commission is requested to receive a report of land use actions determined by staff to be consistent with Airport Land Use Compatibility Plans.

RECOMMENDATION: Receive the report.

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

**PUBLIC HEARINGS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**3. CONSISTENCY DETERMINATION – McCLELLAN–PALOMAR AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – SPECIFIC PLAN AMENDMENT TO ESTABLISH VEHICLE SERVICE USES WITHIN EXISTING BUILDING AT 5817 DRYDEN PLACE, CITY OF CARLSBAD:**

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

RECOMMENDATION: Adopt Resolution No. 2016-0017 ALUC, making the determination that the project is not consistent with the McClellan-Palomar Airport - Airport Land Use Compatibility Plan.

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

**4. 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](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 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>
January 5, 2017	Thursday	9:00 am	Regular	Board Room

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

**CALL TO ORDER:** Chairman Boling called the regular meeting of the Airport Land Use Commission to order at 12:31 p.m. on Thursday, November 17, 2016, in the Board Room at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

PRESENT: Commissioner Members: Boling, Desmond, Gleason, Hubbs, Janney, Robinson, Sessom

ABSENT: Commissioner Members: Berman (Ex Officio), Cox, Kersey, Ortega (Ex Officio), Col. Woodworth (Ex Officio)

ALSO PRESENT: Thella F. Bowens, President/CEO; Amy Gonzalez, 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 1-2):**

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

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the October 20, 2016 regular meeting.

***CONSISTENCY DETERMINATIONS***

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

The Commission is requested to receive the report.

RECOMMENDATION: Receive the report.

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

**PUBLIC HEARINGS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**3. CONSISTENCY DETERMINATION – McCLELLAN-PALOMAR AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – SPECIFIC PLAN AMENDMENT TO ESTABLISH VEHICLE SERVICE USES WITHIN EXISTING BUILDING AT 5817 DRYDEN PLACE, CITY OF CARLSBAD:**

RECOMMENDATION: Adopt Resolution No. 2016-0017 ALUC, making the determination that the project is not consistent with the McClellan-Palomar Airport - Airport Land Use Compatibility Plan.

**ACTION: Moved by Commissioners Robinson and seconded by Commissioner Hubbs to approve a 30 day extension of the consistency determination. Motion carried by the following vote: YES – Boling, Hubbs, Janney, Robinson, Sessom; NO – Desmond, Gleason; ABSENT – Cox, Kersey. (Weighted Vote Points: Yes – 53; NO – 26; ABSENT – 21)**

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

Angela Jamison, Manager, Airport Planning, provided a presentation on the Status Update on Airport Land Use Compatibility Plans, which included NAS North Island ALUCP and Rural Airport ALUCPs.

RECOMMENDATION: Receive the report.

**ACTION: No action was taken on this item.**

**COMMISSION COMMENT:** None.

**ADJOURNMENT:** The meeting was adjourned at 12:36 p.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 15<sup>th</sup> DAY OF DECEMBER, 2016.

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

APPROVED AS TO FORM:

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AMY GONZALEZ  
GENERAL COUNSEL

Airport Land Use Commission  
**Report of Land Use Actions Determined to be Consistent with  
Airport Land Use Compatibility Plans (ALUCPs)**

**Item No.  
2**

Meeting Date: **December 15, 2016**

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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 determined that the following land use actions are consistent with their respective ALUCPs:

**San Diego International Airport (SDIA) ALUCP**

**Amendment of Land Development Code to reduce height limit for multiunit residential dwellings in Coastal Overlay Zone, City of San Diego**

Deemed Complete & Consistent on November 18, 2016

Description of Project: The project involves an amendment to the Land Development Code to reduce the height limit within multiunit residential zones located within the Coastal Overlay Zone to 30 feet, without any physical construction proposed.

Noise Contours: The project area lies within the 60-65, 65-70, and 70-75 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contours. The City General Plan Noise Element and Municipal Code implement the sound attenuation and/or avigation easement requirements of the ALUCP as applicable for residential land uses. No physical construction is proposed by this project.

Airspace Protection Surfaces: The project area lies within the airspace protection surfaces. The City implements protection of airspace by requiring determinations of no hazard to air navigation from the Federal Aviation Administration (FAA) and compliance with any determination conditions for land use actions as applicable. This project reduces the prospective height of future structures, but no physical construction is proposed by this project.

Safety Zones: The project area lies within Safety Zones 2, 3, and 4. The City implements the respective residential density limitations of the ALUCP by referral of projects as proposed to the ALUC for determination of consistency with the ALUCP. No physical construction is proposed by this project.

Overflight Notification: The project area lies within the overflight notification area. The City provides overflight notification to affected properties through the Airport Environs Overlay Zone (AEOZ). No physical construction is proposed by this project.

**North Park Community Plan update & rezones, City of San Diego**

Deemed Complete & Consistent on November 30, 2016

Description of Project: The proposed project involves the update of a community plan with rezones that change building height limits, without any physical construction proposed.

Noise Contours: The proposed project is located almost entirely outside the 60-65 dB CNEL noise contour. The ALUCP identifies all uses located outside the 60-65 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The proposed project is in compliance with the ALUCP airspace protection surfaces because the proposed increases in zoning height limits do not penetrate any airspace protection surfaces, and no physical construction is proposed by the project.

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

Overflight Notification: The proposed project is partially located within the overflight notification area. The City provides overflight notification to affected properties through the Airport Environs Overlay Zone (AEOZ), but no physical construction is proposed by this project.



**CONSISTENCY DETERMINATION  
McCLELLAN-PALOMAR AIRPORT  
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)  
December 15, 2016**

Item # 3                      Resolution # 2016-0017 ALUC

Recommendation: Not Consistent

**SPECIFIC PLAN AMENDMENT TO ESTABLISH VEHICLE SERVICE USES  
WITHIN EXISTING BUILDING AT 5817 DRYDEN PLACE, CITY OF  
CARLSBAD**

Description of Project: Based on plans submitted to the ALUC, the project proposes a specific plan amendment to establish automotive vehicle repair, maintenance, paint and body work, and inspections within an existing nonconforming building of 29,316 square feet on a property of 3.13 acres. The application was deemed complete by ALUC staff on September 30, 2016; however, the City of Carlsbad notified ALUC staff in writing that it is waiving the 60-day statutory timeline for ALUC consistency review of this project.

Noise Contours: The building of the proposed project is located within the 70-75 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies auto repair uses located within the 70-75 dB CNEL noise contour as conditionally compatible with airport uses, provided that any office component is sound attenuated to 50 dB CNEL interior noise level.

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

Safety Zones: The proposed project is located within Safety Zone 1. (See the attached map.) The proposed project would involve a specific plan amendment to allow a new use within an existing nonconforming building. While the ALUCP nonconforming use regulations (PAL 2.11.2(c)(2)) would allow for a new use within an existing nonconforming structure without increase in nonresidential intensity of occupancy, and the project would actually reduce occupancy over prior office and warehouse uses, the proposed project would amend a specific plan to change the land use designation of the property to allow a new use (repair garages) within Safety Zone 1 that the ALUCP identifies as incompatible with airport uses. Therefore, the specific plan amendment project as proposed is not compatible with the safety compatibility standards of the ALUCP.

Overflight Notification Area: The proposed project is located within the overflight notification area, but does not involve any new residential use subject to overflight notification requirements.

Interests Disclosure: The property is owned by Durkin – CAC Lot 24 LLC, whose president is disclosed as Michael Durkin of San Diego. The planning consultant is Howes Weiler & Associates of Carlsbad.

Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the McClellan-Palomar Airport ALUCP, staff recommends that the ALUC make the determination that the project is not consistent with the McClellan-Palomar Airport ALUCP.

# 5817 Dryden Place



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

0 165 330 660 Feet






1 inch = 329 feet

Image courtesy of USGS © 2016 Microsoft Corporation



# 5817 Dryden Place



-  Safety Zone 1
-  Safety Zone 2
-  Safety Zone 3
-  Safety Zone 4
-  Safety Zone 5
-  Safety Zone 6

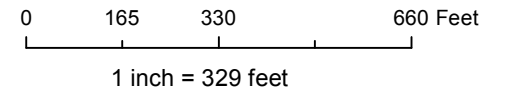


Image courtesy of USGS © 2016 Microsoft Corporation

RESOLUTION NO. 2016-0017 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: SPECIFIC PLAN AMENDMENT TO ESTABLISH VEHICLE SERVICE USES WITHIN EXISTING BUILDING AT 5817 DRYDEN PLACE, CITY OF CARLSBAD, IS NOT CONSISTENT WITH THE McCLELLAN-PALOMAR 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 Carlsbad to determine the consistency of a proposed project: Specific Plan Amendment to Establish Vehicle Service Uses within Existing Building at 5817 Dryden Place, City of Carlsbad, which is located within the Airport Influence Area (AIA) for the McClellan-Palomar Airport - Airport Land Use Compatibility Plan (ALUCP), originally adopted in 2010 and amended in 2010 and 2011; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve a specific plan amendment to establish automotive vehicle repair, maintenance, paint and body work, and inspections within an existing nonconforming building; and

WHEREAS, the proposed project would be located within the 70-75 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies auto repair uses located within the 70-75 dB CNEL noise contour as conditionally compatible with airport uses, provided that any office component is sound attenuated to 50 dB CNEL interior noise level; and

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

WHEREAS, the proposed project is located within Safety Zone 1, and, though the use would occur within an existing nonconforming building without increase in existing intensity, the project proposes to change the land use designation of a property to allow a repair garage use which the ALUCP identifies within Safety Zone 1 as incompatible with airport uses; and

WHEREAS, the proposed project is located within the overflight notification area, but the ALUCP requires recordation of an overflight notification with the County Recorder only for new residential land uses; 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 Carlsbad 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: Specific Plan Amendment to Establish Vehicle Service Uses within Existing Building at 5817 Dryden Place, City of Carlsbad, is not consistent with the McClellan-Palomar Airport ALUCP, which was originally adopted in 2010 and amended in 2010 and 2011, based upon the following facts and findings:

- (1) The proposed project involves a specific plan amendment to establish automotive vehicle repair, maintenance, paint and body work, and inspections within an existing nonconforming building.
- (2) The proposed project is located within the 70-75 dB CNEL noise contour. The ALUCP identifies auto repair uses located within the 70-75 dB CNEL noise contour as conditionally compatible with airport uses, provided that any office component is sound attenuated to 50 dB CNEL interior noise level.
- (3) No change is proposed in the height of the existing building.
- (4) The proposed project is located within Safety Zone 1. Though the proposed use would occur within an existing nonconforming building without increase in existing intensity, the project proposes to change the land use designation of a property to allow a repair garage use which the ALUCP identifies within Safety Zone 1 as incompatible with airport uses.
- (5) The proposed project is located within the overflight notification area but does not involve any new residential use subject to overflight notification requirements.
- (6) Therefore, the proposed project is not consistent with the McClellan-Palomar Airport 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 15<sup>th</sup> day of December, 2016, 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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AMY GONZALEZ  
GENERAL COUNSEL

AIRPORT  
**LAND USE**  
COMMISSION

Status Update on  
Airport Land Use  
Compatibility Plans

December 15, 2016





# NAS North Island ALUCP

- November 30: Public information meeting on general review policies & procedures
- December 16: Meeting with Hotel del Coronado
- Late December through late January: Preparation of draft ALUCP document for public review & CEQA initial study



# Rural Airport ALUCPs

- November 29: Meeting with technical consultant
- December & January: Preparation of draft ALUCP document, public outreach plan, & CEQA initial study



Questions?

