

# SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

## Board Members

C. April Boling  
Chairman

Greg Cox  
Jim Desmond  
Robert H. Gleason  
Jim Janney  
Mark Kersey  
Paul Robinson  
Michael Schumacher  
Mary Sessom

## Ex-Officio Board Members

Laurie Berman  
Eraina Ortega  
Col. Jason Woodworth

## President / CEO

Kimberly J. Becker

## AIRPORT LAND USE COMMISSION AGENDA

Thursday, September 7, 2017  
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

***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- 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 meetings.

RECOMMENDATION: Approve the minutes of July 6, 2017, 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.

RECOMMENDATION: Receive the report.

**(Planning & Environmental Affairs: Brendan Reed)**

**3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 95 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 1425-31 & 1433 MARKET STREET, CITY OF SAN DIEGO:**

The Commission is requested to make a consistency determination.

RECOMMENDATION: Adopt Resolution No. 2017-0014 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

**(Planning & Environmental Affairs: Brendan Reed)**

**4. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 3 DETACHED RESIDENTIAL UNITS AT 1037 WEST SPRUCE STREET, CITY OF SAN DIEGO:**

The Commission is requested to make a consistency determination.

RECOMMENDATION: Adopt Resolution No. 2017-0015 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

**(Planning & Environmental Affairs: Brendan Reed)**

**5. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 5 DETACHED RESIDENTIAL UNITS AT 4537-4549 NEWPORT AVENUE, CITY OF SAN DIEGO:**

The Commission is requested to make a consistency determination.

RECOMMENDATION: Adopt Resolution No. 2017-0016 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

**(Planning & Environmental Affairs: Brendan Reed)**

**6. CONSISTENCY DETERMINATION – GILLESPIE FIELD AIRPORT LAND USE COMPATIBILITY PLAN – ESTABLISHMENT OF OFFICE AT 8520 RAILROAD AVENUE, CITY OF SANTEE:**

The Commission is requested to make a consistency determination.

RECOMMENDATION: Adopt Resolution No. 2017-0017 ALUC, making the determination that the project is conditionally consistent with the Gillespie Field Airport Land Use Compatibility Plan.

**(Planning & Environmental Affairs: Brendan Reed)**

**PUBLIC HEARINGS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

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

The Commission is requested to receive a status update presentation.

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

**(Planning & Environmental Affairs: Brendan Reed)**

**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>
October 5	Thursday	9:00 a.m.	Regular	Board Room

**DRAFT  
AIRPORT LAND USE COMMISSION  
MINUTES  
THURSDAY, JULY 6, 2017  
SAN DIEGO INTERNATIONAL AIRPORT  
BOARD ROOM**

**CALL TO ORDER:** Chairman Boling called the regular meeting of the Airport Land Use Commission to order at 12:20 p.m. on Thursday, July 6, 2017, 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: Commissioners: Boling (Chairman), Cox, Gleason  
Janney, Kersey, Robinson  
Schumacher

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

ALSO PRESENT: Angela Shafer-Payne, Vice President Operations; Amy Gonzalez,  
General Counsel; Tony R. Russell, Director, Corporate and  
Information Governance/Authority Clerk; Stephanie Heying,  
Assistant Authority Clerk II

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

**CONSENT AGENDA (Items 1-6):**

Commissioner Robinson announced his recusal on Items 3 and 6 due to a potential conflict of interest.

**ACTION: Moved by Commissioner Janney and seconded by Commissioner Kersey to approve the Consent Agenda, noting Commissioner Robinson's RECUSAL on Items 3 and 6. Motion carried by the following votes: YES – Boling, Cox, Gleason, Janney, Kersey, Robinson, Schumacher; NO – None; ABSENT – Desmond, Sessom (Weighted Vote Points: YES – 80; NO – 0; ABSENT – 20).**

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of June 1, 2017, regular meeting.

## **CONSISTENCY DETERMINATIONS**

- 2. REPORT OF LAND USE ACTIONS DETERMINED TO BE CONSISTENT WITH AIRPORT LAND USE COMPATIBILITY PLANS:**  
RECOMMENDATION: Receive the report.
  
- 3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT – AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 17 ATTACHED RESIDENTIAL UNITS WITH LEASABLE OFFICE SPACE AT 2118 & 2130 COLUMBIA STREET, CITY OF SAN DIEGO:**  
RECOMMENDATION: Adopt Resolution No. 2017-0010 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.
  
- 4. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT – AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF HOTEL AT 2801 INDIA STREET, CITY OF SAN DIEGO:**  
RECOMMENDATION: Adopt Resolution No. 2017-0011 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.
  
- 5. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT – AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 28 ATTACHED RESIDENTIAL UNITS AT 3060 BROADWAY, CITY OF SAN DIEGO:**  
RECOMMENDATION: Adopt Resolution No. 2017-0012 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.
  
- 6. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT – AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 81 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 3233 KEMPER STREET, CITY OF SAN DIEGO:**  
RECOMMENDATION: Adopt Resolution No. 2017-0013 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

## **PUBLIC HEARINGS:**

## **OLD BUSINESS:**

**NEW BUSINESS:**

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

Jeffrey Woodson, Vice President, Development, provided a presentation on the Status Update on Airport Land Use Compatibility Plans (ALUCP), which included the Naval Air Station (NAS) North Island ALUCP and Revisions to Rural Airport ALUCPs.

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

**COMMISSION COMMENT:** None.

**ADJOURNMENT:** The meeting was adjourned at 12:30 p.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 7<sup>th</sup> DAY OF SEPTEMBER 2017.

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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: **September 7, 2017**

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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 ALUCP**

**ESTABLISHMENT OF RETAIL PHARMACY AT 1850 5<sup>TH</sup> AVENUE, CITY OF SAN DIEGO**

Deemed Complete & Consistent on August 17, 2017

Description of Project: The project involves the establishment of a retail pharmacy within an existing building.

Noise Contours: More than 50 percent of the project building area lies within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP specifies that the standards for the noise contour range within which more than 50 percent of a building is located shall apply. The ALUCP identifies retail sales uses located within the 65-70 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The proposed project is in compliance with the ALUCP airspace protection policies, including the Threshold Siting Surface, because no increase in height is proposed to the existing building. The proposed project is located within the natural terrain penetration area of Part 77 airspace surfaces but only occupies an existing building and does not propose new construction, and therefore no aviation easement for airspace is required.

Safety Zones: The project area is located within Safety Zone 2 East – Uptown. The ALUCP identifies retail sales uses located within Safety Zone 2 East – Uptown as conditionally compatible with airport uses, provided that the project complies with an intensity of 272 people per acre. The project site is 0.58 acres, which equates to a maximum compatible intensity of 158 people. The project building area of 10,900 square feet equates to 64 total people at an occupancy factor of 170 people per square foot and therefore complies with the Safety Zone 2 East – Uptown limitation.



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

**CONSISTENCY DETERMINATION  
SAN DIEGO INTERNATIONAL AIRPORT  
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)  
September 7, 2017**

Item # 3                      Resolution # 2017-0014 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 95 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 1425-31 & 1433 MARKET STREET, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC by the City of San Diego, the project proposes the construction of a 22-story tower and 8-story townhouse building for a total of 95 attached residential units, with approximately 6,600 square feet of leasable commercial space, and five levels of underground parking on a property of 0.34 acres. (See the attached map.) The application was deemed complete by ALUC staff on July 18, 2017.

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 will be 294 feet above ground level with a temporary construction crane of 329 feet above ground level. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the Federal Aviation Administration (FAA). The ALUCP requires that an aviation easement for heights exceeding Part 77 obstruction standards be recorded with the County Recorder.

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. However, in instances when an aviation easement is required, no additional overflight notification is required.

Interests Disclosure: The property owner is Bahia View Condominiums LLC, whose managing members are disclosed as Steve Gordon, John Nichols, and David Zuckerman of Palm Desert, and Howard Harmatz of Mission Viejo. The architect is Tannerhect Architecture, Inc. of San Diego. The civil engineer is CTE of Escondido. The geotechnical engineer is Geocon, Inc. of San Diego. The landscape architect is Jett Landscape Architecture + Design of Orinda. The acoustical consultant is LDN Consulting, Inc. of Murrieta. The archaeological consultant is ASM Affiliates, Inc. of Carlsbad. The sustainable energy consultant is Foshay Solar Energy of San Diego. The building and fire code consultant is Churchill Engineering, Inc. of San Diego. The historic properties attorney is Maria Burke Lia of San Diego.

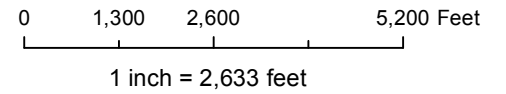
Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the SDIA ALUCP, staff recommends that the ALUC make the determination that the project is conditionally consistent with the SDIA ALUCP.

Conditions: 1) Structural marking and lighting per FAA procedures.  
2) Recordation of an avigation easement for airspace with the County Recorder.

# 1425-31 Market Street



County



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RESOLUTION NO. 2017-0014 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 95 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 1425-31 & 1433 MARKET 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 95 Attached Residential Units with Leasable Commercial Space at 1425-31 & 1433 Market 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 95 attached residential units with leasable commercial space; 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 structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the Federal Aviation Administration (FAA) and that an aviation easement for airspace is recorded with the County Recorder; 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 for new residential land uses but does not require an additional overflight notification where an aviation 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: Construction of 95 Attached Residential Units with Leasable Commercial Space at 1425-31 & 1433 Market 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 95 attached residential units with leasable commercial space.
- (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 maximum height of the proposed project is approximately 294 feet above ground level (AGL) with a temporary construction crane of 329 feet AGL. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the FAA and that 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 must be recorded with the County Recorder.
- (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 but does not require an additional overflight notification where an aviation 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 7<sup>th</sup> day of September, 2017, 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

**CONSISTENCY DETERMINATION  
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)  
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)  
September 7, 2017**

Item # 4                      Resolution # 2017-0015 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 3 DETACHED RESIDENTIAL UNITS AT 1037 WEST  
SPRUCE STREET, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC by the City of San Diego, the project proposes the construction of three, 3-story detached residential units on three lots of approximately 2,160 square feet each. The application was deemed complete by ALUC staff on August 2, 2017.

Noise Contours: The proposed project is located within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies commercial uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, and 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.

Airspace Protection Surfaces: The height of the proposed project structures will be 34 feet above ground level. The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The proposed project would be 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. The ALUCP requires that an aviation easement for height of new construction be recorded with the County Recorder because the natural terrain of the site penetrates FAA Part 77 airspace surfaces.

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. However, in



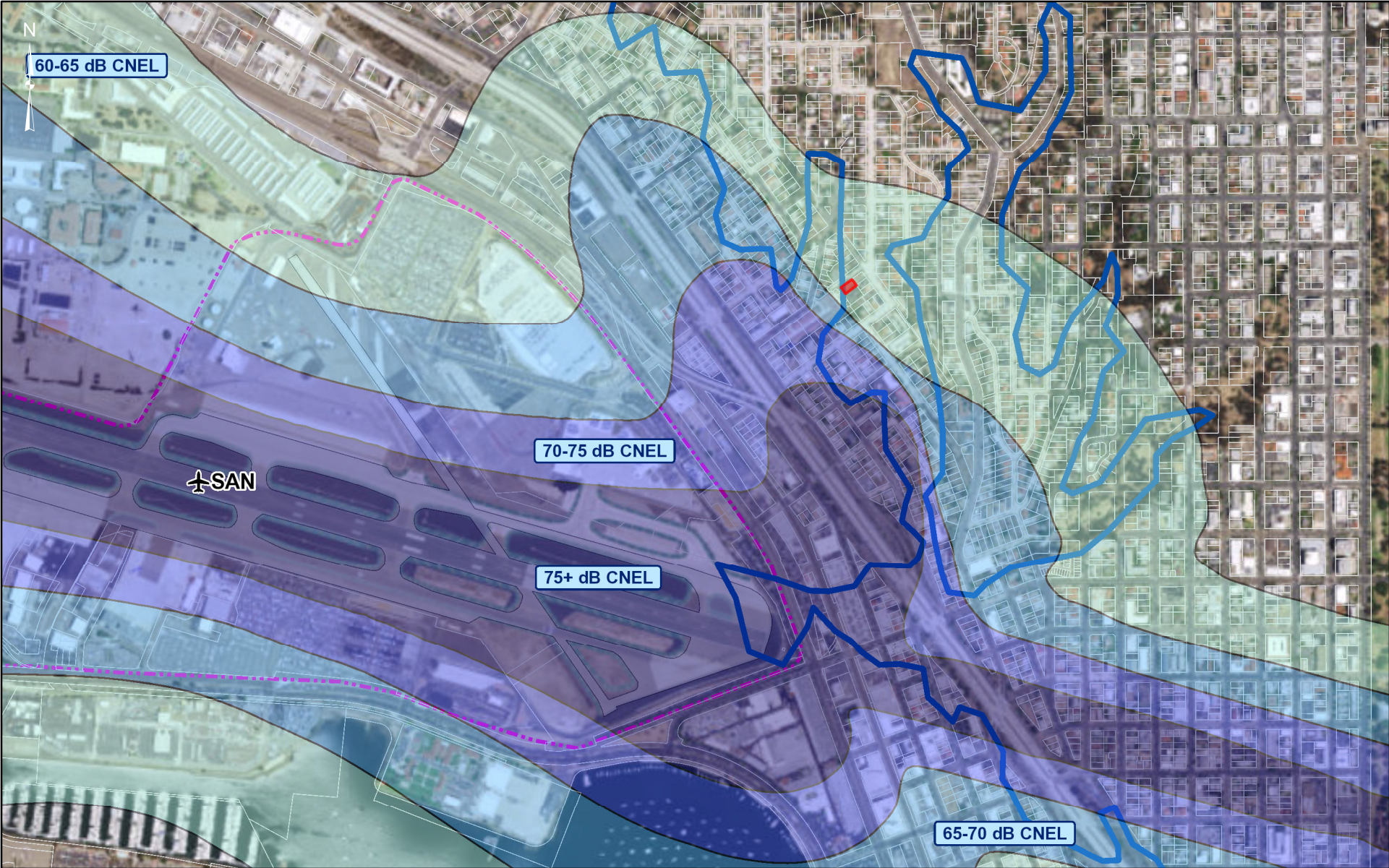
instances when an aviation easement is required, no additional overflight notification is required.

Interests Disclosure: The property is owned by Spruce Canyon Landings LLC, whose managers are disclosed as Andrew Greer and Keith Robinson of San Diego. The architect is Sennikoff Architects of Long Beach. The civil engineer is Pasco Laret Suiter & Associates of Solana Beach. The surveyor is Torgersen Surveying of Vista.

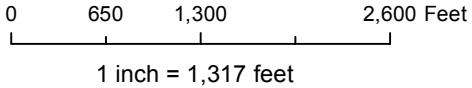
Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the SDIA ALUCP, staff recommends that the ALUC make the determination that the project is conditionally consistent with the SDIA ALUCP.

Conditions: 1) Sound attenuation to an interior noise level of 45 dB CNEL.  
2) Recordation of an aviation easement for airspace with the County Recorder.

# 1037 West Spruce Street



- 60-65 dB CNEL
- 65-70 dB CNEL
- 70-75 dB CNEL
- 75+ dB CNEL
- SAN\_Avig\_Easements
- County



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RESOLUTION NO. 2017-0015 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 1037 WEST SPRUCE STEET, 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 3 Detached Residential Units at 1037 West Spruce 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 3 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 commercial uses located within the 60-65 dB CNEL noise contour as compatible and residential uses as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) height restrictions and would be 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), provided that an avigation easement for new construction in airspace is recorded with the County Recorder because the natural terrain of the site penetrates FAA Part 77 airspace surfaces; 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 for new residential land uses, but does not require an 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: Construction of 3 Detached Residential Units at 1037 West Spruce Street, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted in and amended in 2014, based upon the following facts and findings:

- (1) The proposed project involves the construction of 3 detached residential units.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies commercial uses located within the 60-65 dB CNEL noise contour as compatible with airport uses and residential uses as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level.
- (3) The proposed project is located outside the TSS. The proposed project would be 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. The ALUCP requires recordation of an avigation easement for new construction in airspace with the County Recorder because the natural terrain of the site penetrates FAA Part 77 airspace surfaces. Therefore, as a condition of project approval, an avigation easement for airspace must be recorded with the County Recorder.
- (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 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 7<sup>th</sup> day of September, 2017, 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

**CONSISTENCY DETERMINATION  
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)  
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)  
September 7, 2017**

Item # 5                      Resolution # 2017-0016 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 5 DETACHED RESIDENTIAL UNITS AT 4537-4549  
NEWPORT AVENUE, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC by the City of San Diego, the project proposes the construction of five, 3-story detached residential units on five lots of 3,500 square feet each. The application was deemed complete by ALUC staff on August 18, 2017.

Noise Contours: The proposed project is located within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies commercial uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, and 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.

Airspace Protection Surfaces: The 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 4737-4549 Newport SD LLC, with Tony Struyk disclosed as sole owner. The architect is Steven Lombardi of

San Diego. The surveyor is Landmark Consulting of San Diego. The soils engineer is Geosoils, Inc. of Carlsbad.

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.

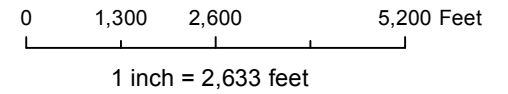
Conditions: 1) Sound attenuation to an interior noise level of 45 dB CNEL.  
2) Recordation of an overflight notification with the County Recorder or other alternative method as approved by the ALUC.



# 4537-49 Newport Avenue



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



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



RESOLUTION NO. 2017-0016 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 5 DETACHED RESIDENTIAL UNITS AT 4537-4549 NEWPORT AVENUE, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN.

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to §21670.3 of the California Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed project: Construction of 5 Detached Residential Units at 4537-4549 Newport 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 5 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 commercial uses located within the 60-65 dB CNEL noise contour as compatible and residential uses as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) height restrictions and is 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 proposed project is located within the overflight notification area, and the ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC; and

WHEREAS, the ALUC has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and

WHEREAS, the ALUC has provided an opportunity for the City of San Diego and interested members of the public to present information regarding this matter.

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of 5 Detached Residential Units at 4537-4549 Newport Avenue, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted in and amended in 2014, based upon the following facts and findings:

- (1) The proposed project involves the construction of 5 detached residential units.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies commercial uses located within the 60-65 dB CNEL noise contour as compatible with airport uses and residential uses as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level.
- (3) The proposed project is located outside the TSS. The proposed project 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 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 7<sup>th</sup> day of September, 2017, 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

**CONSISTENCY DETERMINATION  
GILLESPIE FIELD  
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)  
September 7, 2017**

Item # 6                      Resolution # 2017-0017 ALUC

Recommendation: Conditionally Consistent

**ESTABLISHMENT OF OFFICE AT 8520 RAILROAD AVENUE, CITY OF SANTEE**

Description of Project: Based on plans submitted to the ALUC, the project proposes the establishment of an office within an existing, single-story building of 7,500 square feet on a property of half an acre. The application was deemed complete by ALUC staff on August 21, 2017.

Noise Contours: The proposed project is located within the 65-70 and 70-75 decibel Community Noise Equivalent Level (dB CNEL) noise contours. (See the attached map.) The ALUCP identifies office uses located within the 65-70 and 70-75 dB CNEL noise contours as conditionally compatible, provided that the offices are sound attenuated to 50 dB CNEL interior noise level. The ALUCP requires that an aviation easement for aircraft noise and height be recorded with the County Recorder, and one is already recorded over the subject property in favor of the County of San Diego as airport operator.

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

Safety Zones: The proposed project is located within Safety Zones 1 and 2. (See the attached map.) The ALUCP identifies structures as incompatible within Safety Zone 1, and office uses located within Safety Zone 2 as conditionally compatible with airport uses, subject to a floor area ratio for new construction, but the structure is already existing. The project architect has certified that the structure is currently being used for industrial contractor office and storage, which has the same building code occupancy of 100 square feet per person as the proposed office use, so the intensity of the site and structure is not increasing. Additionally, the ALUCP (GIL 2.2.18) allows an existing use to continue without being subject to the ALUCP so long as the use has not been discontinued for more than 24 months, and no discontinuance has occurred. The ALUCP (GIL 2.11.2(c)) also allows uses nonconforming to the ALUCP to be maintained, provided that the occupancy is not increased and all other applicable compatibility factor policies of the ALUCP are observed.

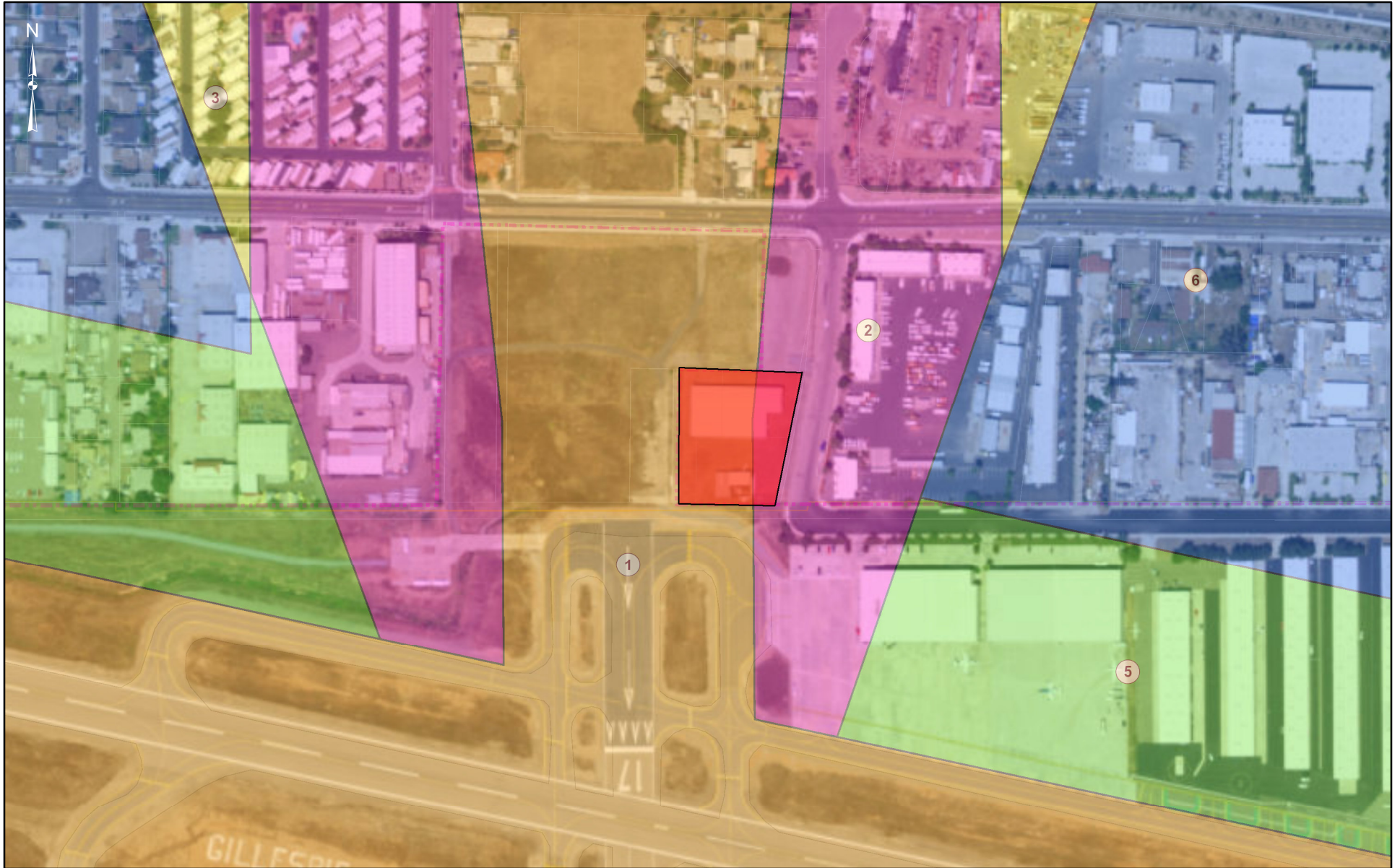
Overflight Notification Area: The proposed project is located within the overflight notification area, but does not involve any new residential use subject to overflight notification requirements. Moreover, in instances when an avigation easement is required, no additional overflight notification is required.

Interests Disclosure: The property owner is Advantaged Asset Acquisitions I, LLC of Santee, whose manager is disclosed as Michael Grant. The project sponsor is the Federal Aviation Administration (FAA). The architect is Roy Johnson of La Mesa.

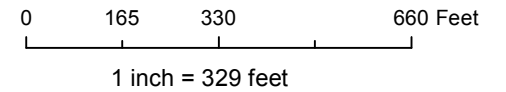
Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the Gillespie Field ALUCP, staff recommends that the ALUC make the determination that the project is conditionally consistent with the Gillespie Field ALUCP.

Conditions: Sound attenuation to an interior noise level of 50 dB CNEL.

# 8520 Railroad Avenue



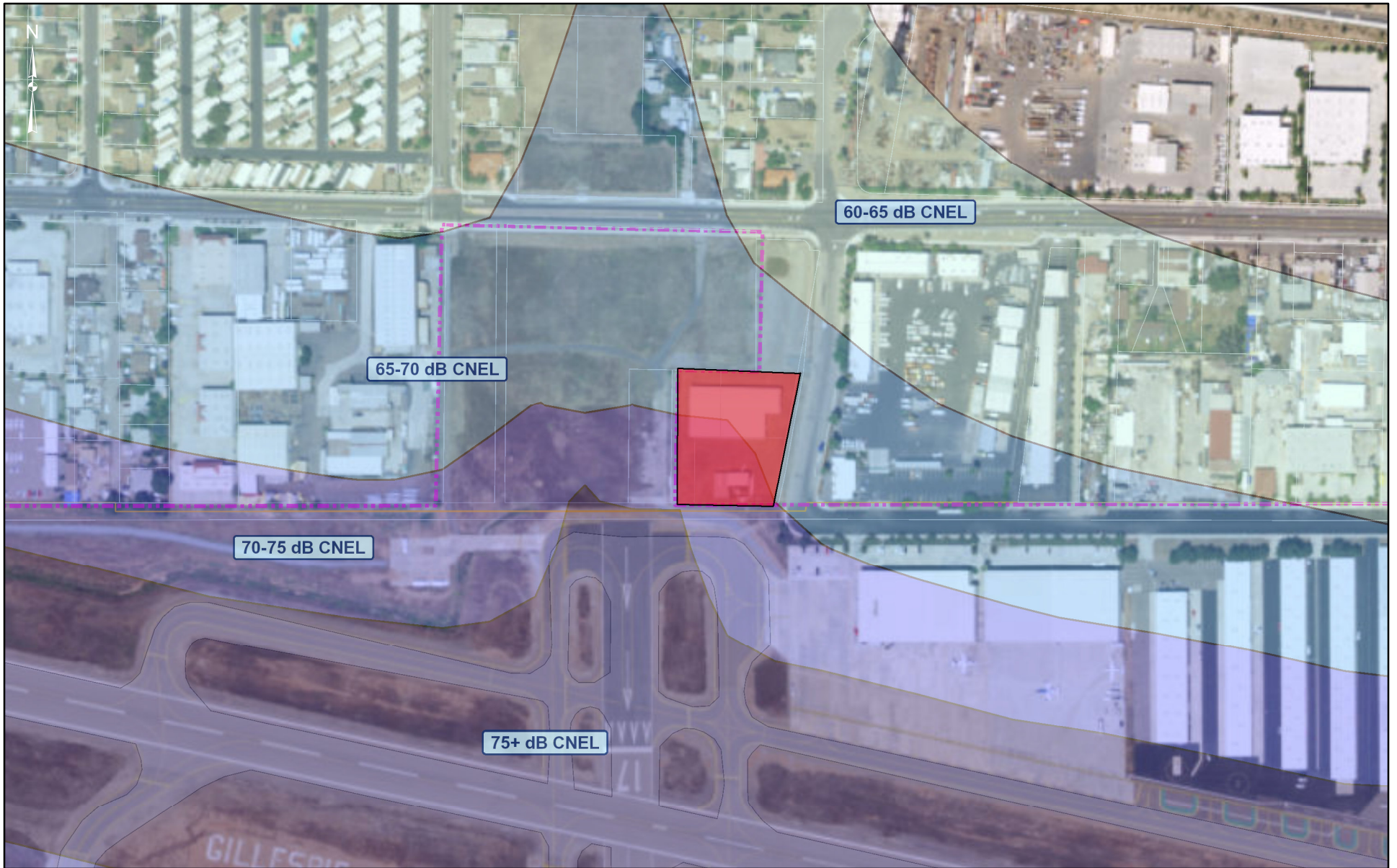
- Safety Zone 1
- Safety Zone 2
- Safety Zone 3
- Safety Zone 4
- Safety Zone 5
- Safety Zone 6
- County



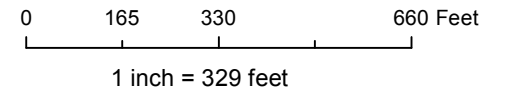
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# 8520 Railroad Avenue



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



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RESOLUTION NO. 2017-0017 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: ESTABLISHMENT OF OFFICE AT 8520 RAILROAD AVENUE, CITY OF SANTEE, IS CONDITIONALLY CONSISTENT WITH THE GILLESPIE FIELD 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 Santee to determine the consistency of a proposed project: Establishment of Office at 8520 Railroad Avenue, City of Santee, which is located within the Airport Influence Area (AIA) for the Gillespie Field Airport Land Use Compatibility Plan (ALUCP), adopted and amended in 2010; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the establishment of an office within an existing building; and

WHEREAS, the proposed project would be located within the 65-70 and 70-75 decibel Community Noise Equivalent Level (dB CNEL) noise contours, and the ALUCP identifies office uses located within the 65-70 and 70-75 dB CNEL noise contours as compatible with airport uses, provided that the office is sound attenuated to 50 dB CNEL interior noise level and that an aviation easement is recorded with the County Recorder; and

WHEREAS, the proposed project does not involve any change in the height of the existing building; and

WHEREAS, the proposed project is located within Safety Zones 1 and 2, and the ALUCP identifies structures as incompatible within Safety Zone 1, and office uses located within Safety Zone 2 as conditionally compatible with airport uses, subject to a floor area ratio for new construction, but the structure is already existing as nonconforming to the ALUCP; and

WHEREAS, the proposed project is located within the overflight notification area but does not involve any new residential use subject to overflight notification requirements; 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 Santee, 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 Office at 8520 Railroad Avenue, City of Santee, is conditionally consistent with the Gillespie Field ALUCP, which was adopted and amended in 2010, based upon the following facts and findings:

- (1) The proposed project involves the establishment of an office within an existing building.
- (2) The proposed project is located within the 65-70 and 70-75 dB CNEL noise contours. The ALUCP identifies office uses located within the 65-70 and 70-75 dB CNEL noise contours as compatible with airport uses, provided that the office is sound attenuated to 50 dB CNEL interior noise level and that an aviation easement is recorded with the County Recorder, but the subject property already has a recorded aviation easement. Therefore, as a condition of project approval, the structure must be sound attenuated to 50 dB CNEL interior noise level.
- (3) The proposed project does not involve any change in the height of the existing building.
- (4) The proposed project is located within Safety Zones 1 and 2. The ALUCP identifies structures as incompatible within Safety Zone 1, and office uses located within Safety Zone 2 as conditionally compatible with airport uses, subject to a floor area ratio for new construction. The structure is already existing as nonconforming to the ALUCP, and, per certification by the project architect, would not increase the level of occupancy over the current industrial contractor office and storage use. The ALUCP allows a use nonconforming to the ALUCP to be maintained so long as there is no increase in intensity and all other applicable compatibility factors of the ALUCP are observed.
- (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, if the proposed project contains the above-required conditions, the

proposed project would be consistent with the Gillespie Field 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 7<sup>th</sup> day of September, 2017, 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

Revised 9/6/17

Item 7

**AIRPORT  
LAND USE  
COMMISSION**

Status Updates & Possible  
Policy Direction on Airport  
Land Use Compatibility  
Plans

September 7, 2017

# NASNI ALUCP Public Outreach

- Community Meetings
  - ✓ 10 meetings held
- Working Group (members selected by Coronado City Council)
  - ✓ 12 meetings held
- Coordination with City of Coronado
  - ✓ Meetings with City staff prior to each WG meeting
- Coordination with Hotel del Coronado
  - ✓ 6 meetings held

# NASNI Next Steps

- City of Coronado edits to Working Draft ALUCP (Sept)
- ALUC policy direction (Oct)
- Initiate environmental analysis (Nov)
- Public release of Draft ALUCP/ environmental document & community meeting (TBD)





# SDIA ALUCP Amendment

- Variety of clarifications & updates needed
- Address issues before City of San Diego's planned implementation
- ALUC consideration in December or January

# Rural Airport ALUCP Updates

- Staff met with technical consultant in late August
- Pursuing a combined ALUCP document for:
  - Agua Caliente
  - Borrego Valley
  - Fallbrook
  - Jacumba
  - Ocotillo
  - Ramona
- Initial outreach to stakeholders starting in Winter 2018







# Questions?

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