

**AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, OCTOBER 5, 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 10:34 a.m. on Thursday, October 5, 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, Desmond, Janney, Kersey, Robinson, Schumacher, Sessom, Woodworth (Ex-Officio)

ABSENT: Commissioners: Berman (Ex-Officio), Gleason, Ortega (Ex Officio)

ALSO PRESENT: Kimberly J. Becker, CEO/President; Amy Gonzalez, General Counsel; Tony R. Russell, Director, Corporate and Information Governance/Authority Clerk; Stephanie Heying, Assistant Authority Clerk II

NON-AGENDA PUBLIC COMMENT:

CONSENT AGENDA (Items 1- 4):

ACTION: Moved by Commissioner Cox and seconded by Commissioner Robinson to approve the Consent Agenda. Motion carried by the following votes: YES – Boling, Cox, Desmond, Janney, Kersey, Robinson, Schumacher, Sessom; NO – None; ABSENT – Gleason; (Weighted Vote Points: YES – 87; NO – 0; ABSENT – 13).

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of September 7, 2017, 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 5 DETACHED RESIDENTIAL UNITS AT 1028 EDGEMONT PLACE, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2017-0018 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 2 ATTACHED RESIDENTIAL UNITS AT 2695 MISSION BOULEVARD, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2017-0019 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:

5. PRESENTATION AND POLICY DIRECTION REGARDING DRAFT NAVAL AIR STATION NORTH ISLAND AIRPORT LAND USE COMPATIBILITY PLAN:

Brendan Reed, Director, Planning & Environmental Affairs, Kim Sheredy, Senior Airport Planner, Airport Planning & Noise Mitigation, and Lori Ballance, Attorney, Gatzke, Dillon & Ballance provided a presentation on the Policy Direction Regarding Draft Naval Air Station North Island Airport Land Use Compatibility Plan, which included Public Outreach; Role of U.S. Navy's AICUZ Study; AICUZ Footprint – City of Coronado; AICUZ Recommendation for Developed Areas; Role of Caltrans Handbook; Airport Influence Area; Noise and Safety Compatibility Standards; Airspace Compatibility; Overflight; ALUC Policy Direction; Residential Uses in Noise Contours and Safety Zones; Exemptions for Addition/Reconstruction (less than 50% of existing areas); Multi-Family Residential Density Increases Up to Zoning; Replacement of Nonresidential Uses; Buildings Divided by a Noise Contour or Safety Zone; and Next Steps.

Commissioner Cox reported ex-parte communication with City of Coronado Council Member Mike Donovan.

Commissioner Janney reported ex-parte communication as a member of the ALUCP working group, with City of Coronado Council members, City of Coronado staff, and residents.

Commissioner Desmond reported ex-parte communication with City of Coronado Mayor Richard Bailey.

Commissioner Kersey reported ex-parte communication with City of Coronado Council Member Bill Sandke.

Commissioner Schumacher reported ex-parte communication with City of Coronado Mayor Richard Bailey and Attorney Johanna Canlas.

BLAIR KING, CITY MANAGER, CORONADO, spoke on behalf of the City Council of Coronado, acknowledging the progress that has been made and proposing a facilitated face-to-face meeting involving representatives from the Commission, City Council and staff from both public agencies to work out the remaining concerns.

CARRIE DOWNEY, CITY of CORONADO COUNCIL MEMBER, expressed concern with the definition of density for single family homes included in the ALUCP. She specifically disagreed with what it means to make an already incompatibility worse.

ANGELA YATES, CORONADO, spoke in support of the draft ACLUP and noted that she would also support revisions to the plan so it could be more responsive to the City's needs.

DAVID WATSON, SAN DIEGO, representing the Hotel Del Coronado, spoke regarding the Hotel Del Coronado's acceptance of the draft ACLUP and expressed support for the compromises included in the document.

JOHN O'BRIEN, CORONADO, spoke in opposition to the draft ALUCP.

Chairman Boling requested that staff respond to the concern regarding what happens when one single family residence straddles two lots and the concern regarding what it means to make an incompatibility use worse, specifically if adding square feet to a single family home will make the incompatibility worse.

Brendan Reed, Director, Planning and Environmental Affairs, responded that if there is a new home on a single family lot and they want to build a larger home, there are no restrictions when it comes to residential homes on the lot. However, there would be some interior sound attenuations standards that would need to be met.

Chairman Boling stated that it seems like we are addressing the addition of more square footage to single family homes and suggested that staff review and clarify the language we may not need a facilitated meeting.

Council Member Downey noted there were a few other areas identified by staff that need language clarification and suggested a meeting with ALUC and the City of Coronado staff to review and clarify.

Mr. Reed also clarified that if there is an increase in height of any structure it would trigger the Federal Aviation Administration (FAA) determination of a hazard, which is currently in place. In response to the question regarding a house that straddles two lots, he stated that as long as the home is on two legal lots, the house could be demolished and a house could be built on each lot as well as accessory units.

Board Member Woodworth stated that the consistency required by California state law between the Air Installation Compatible Use Zone (AICUZs) and the ALUCP is critical to the function and longevity of military airfields in the state; disconnects between AICUZs and ALUCP weaken military ability to train for military combat across the State of California, and that inconsistency opens the door for other inconsistencies and sets precedent.

Chairman Boling requested that Authority staff, City of Coronado staff and policy makers meet to clarify the language and bring this back to the Commission at the next meeting. She stated that the Commission is comfortable with staff's direction seeing no concerns from members.

Kimberly Becker, President/CEO, stated that staff would schedule a meeting between designated Board Members and staff and the City of Coronado representatives to clarify the language prior to the next ALUC meeting.

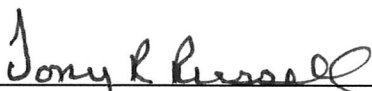
RECOMMENDATION: Receive the report and provide policy direction for the draft Naval Air Station North Island Airport Land Use Compatibility Plan.

ACTION: No action taken.

COMMISSION COMMENT:

ADJOURNMENT: The meeting was adjourned at 11:25 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 2th
DAY OF NOVEMBER 2017.



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

APPROVED AS TO FORM:



AMY GONZALEZ
GENERAL COUNSEL