

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
February 14, 2013**

Item # 3 Resolution # 2013-0002 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 9 MULTI-FAMILY RESIDENTIAL UNITS WITH
COMMERCIAL SPACE AT 4175 VOLTAIRE STREET, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of 9 attached townhouses with two levels each above a ground-floor, 2-car garage for each unit and 2,128 square feet of leasable, ground-floor commercial space.

Noise Contours: 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 residential uses located within the 70-75 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an avigation easement for aircraft noise and height is recorded with the County Recorder. The ALUCP does not address the compatibility of any commercial uses within any noise contours.

Airspace Protection Surfaces: The proposed project is located within the City of San Diego Airport Approach Overlay Zone (AAOZ). The maximum allowable height for a project on this site is approximately 350 feet Above Mean Sea Level (AMSL). The elevation of the site is approximately 73 feet AMSL and the structure is another 30 feet, resulting in a total project height of approximately 103 feet AMSL. Therefore, the project complies with the AAOZ.

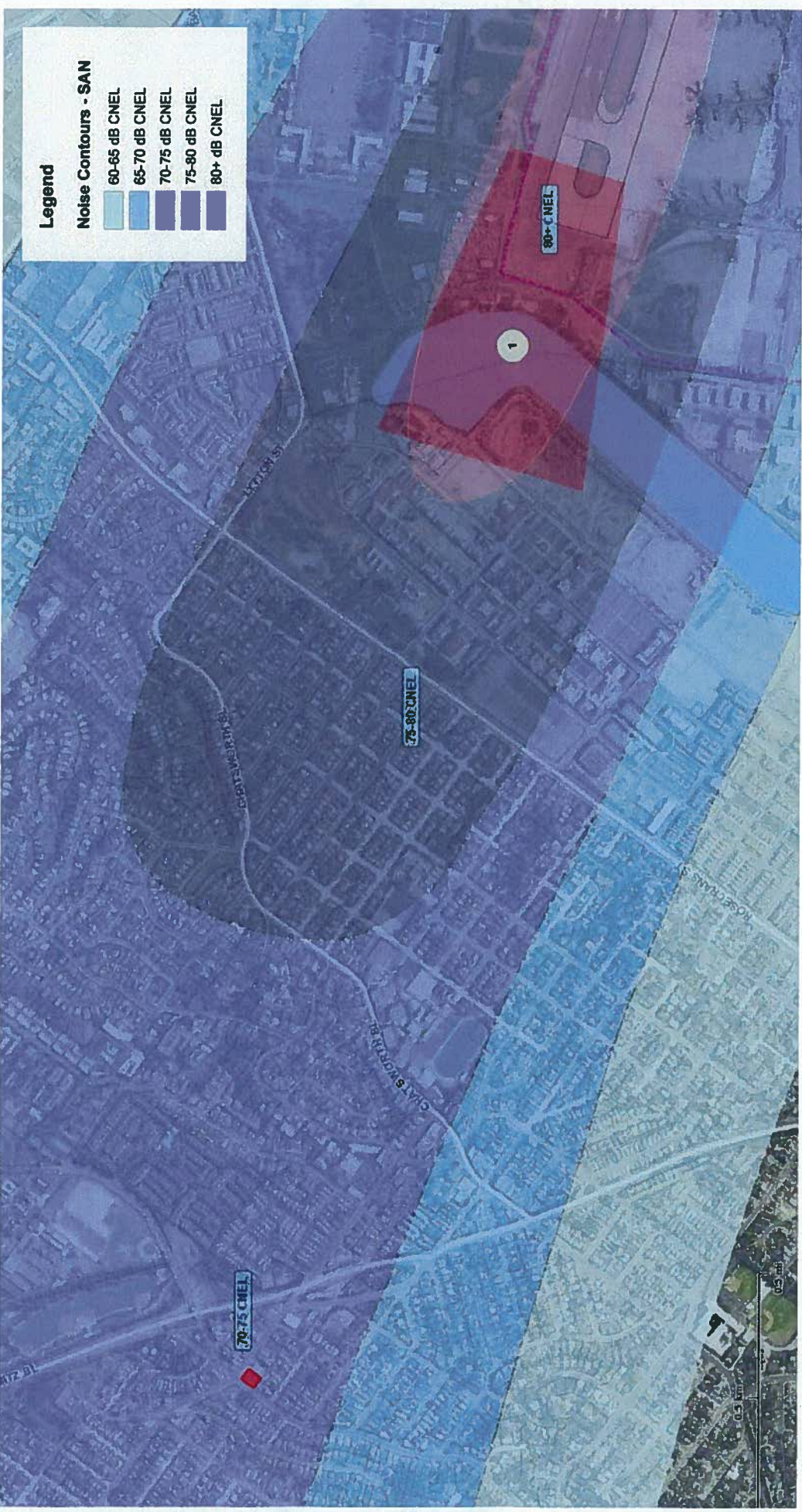
Safety Zones: The proposed project is located outside the Runway Protection Zone (RPZ).

Ownership: The property is owned by Darrel & Charlene Holt and Henry & Joan Barnes. The architect is Stephen Dalton of Solana Beach. The engineer is Pasco Engineering of Solana Beach. The landscape architect is Grove Landscape Architecture of Carlsbad.

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

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



4175 Voltaire Street
APN 449-251-21



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RESOLUTION NO. 2013-0002 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY, MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 9 MULTI-FAMILY RESIDENTIAL UNITS WITH COMMERCIAL SPACE AT 4175 VOLTAIRE STREET, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN.

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to Section 21670.3 of the Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed development project: Construction of 9 Multi-Family Residential Units with Commercial Space at 4175 Voltaire 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), originally adopted in 1992 and amended in 1994 and 2004; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of 9 attached townhouses with leasable commercial space; 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 residential uses located within the 70-75 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level, and that an aviation easement is recorded with the County Recorder, and the ALUCP does not address the compatibility of any commercial uses within any noise contours; and

WHEREAS, the proposed project is in compliance with the Airport Approach Overlay Zone (AAOZ) height restrictions; and

WHEREAS, the proposed project is located outside the Runway Protection Zone (RPZ); and

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

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

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of 9 Multi-Family Residential Units with Commercial Space at 4175 Voltaire Street, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was originally adopted in 1992 and amended in 1994 and 2004, based upon the following facts and findings:

- (1) The proposed project involves the construction of 9 attached townhouses with leasable commercial space.
- (2) The proposed project is located within the 70-75 dB CNEL noise contour. The ALUCP identifies residential uses located within the 70-75 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an aviation easement is recorded with the County Recorder. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level and an aviation easement must be recorded with the County Recorder. The ALUCP does not address the compatibility of any commercial uses within any noise contours.
- (3) The proposed project is located within the AAOZ. The maximum allowable height for a project on this site is approximately 350 feet Above Mean Sea Level (AMSL). The maximum height of the proposed project is approximately 103 feet AMSL. The proposed project is therefore in compliance with the height limitations identified in the SDIA ALUCP.
- (4) The proposed project is located outside the RPZ.
- (5) 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 this ALUC determination is not a "project" as defined by the California Environmental Quality Act (CEQA), Pub. Res. Code Section 21065, and is not a "development" as defined by the California Coastal Act, Pub. Res. Code Section 30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a special meeting this 14th day of February, 2013, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL