

**DRAFT  
AIRPORT LAND USE COMMISSION  
MINUTES  
THURSDAY, NOVEMBER 4, 2010  
BOARD ROOM**

**CALL TO ORDER:** Chair Gleason called the meeting of the Airport Land Use Commission to order at 10:35 a.m. on Thursday, November 4, 2010, in the Board Room at the San Diego International Airport, Commuter Terminal, 3225 North Harbor Drive, San Diego, CA 92101.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**PRESENT:** Commissioners: Berman (Ex-Officio), Boland, Cox, Desmond, Finnila, Gleason, Panknin, Col. Richie (Ex-Officio), Robinson, Smisek

**ABSENT:** Commissioners: Young

**ALSO PRESENT:** Thella F. Bowens, President/CEO; Breton K. Lobner, General Counsel; Tony R. Russell, Director, Corporate Services/Authority Clerk; Sara Real, Assistant Authority Clerk I

**NON-AGENDA PUBLIC COMMENT:** None

**CONSENT AGENDA (Items 1-3):**

**ACTION:** Moved by Commissioner Boland and seconded by Commissioner Desmond to approve the Consent Agenda. Motion carried by the following vote: YES – Boland, Cox, Desmond, Finnila, Gleason, Panknin, Robinson, Smisek; NO – None; ABSENT – Young. (Weighted Vote Points: YES – 87; NO – 0; ABSENT – 13)

**1. APPROVAL OF MINUTES:**

**RECOMMENDATION:** Approve the minutes of the October 7, 2010 regular meeting.

## **CONSISTENCY DETERMINATIONS**

### ***City of San Diego***

2. **CONSISTENCY DETERMINATION – MONTGOMERY FIELD AIRPORT LAND USE COMPATIBILITY PLAN – ESTABLISHMENT OF A SECONDARY SCHOOL AND DANCE STUDIO WITHIN EXISTING OFFICE BUILDINGS AT 8589 & 8593 AERO DRIVE, CITY OF SAN DIEGO:**

RECOMMENDATION: Adopt Resolution No. 2010-0052 ALUC, making the determination that the project is consistent with the Montgomery Field Airport Land Use Compatibility Plan.

### ***County of San Diego***

3. **CONSISTENCY DETERMINATION – FALLBROOK COMMUNITY AIRPARK AIRPORT LAND USE COMPATIBILITY PLAN – SUBDIVISION TO CREATE 21 SINGLE-FAMILY RESIDENTIAL UNITS AT 2270 SOUTH MISSION ROAD, COUNTY OF SAN DIEGO:**

RECOMMENDATION: Adopt Resolution No. 2010-0053 ALUC, making the determination that the project is conditionally consistent with the Fallbrook Community Airpark Airport Land Use Compatibility Plan.

**PUBLIC HEARINGS:** None

**OLD BUSINESS:** None

### **NEW BUSINESS:**

4. **REQUEST FOR POLICY DIRECTION ON POSSIBLE AMENDMENTS TO THE AIRPORT LAND USE COMPATIBILITY PLANS FOR BROWN FIELD MUNICIPAL AIRPORT, GILLESPIE FIELD, MARINE CORPS AIR STATION MIRAMAR, MONTGOMERY FIELD, AND OCEANSIDE MUNICIPAL AIRPORT:**

Keith Wilschetz, Director, Airport Planning, provided a presentation on Possible Amendments to Airport Land use Compatibility Plans, which included the Purpose of Requested Amendments, Safety Clarification for Three Land Uses, Upgrades for Non-Conforming Structures, Quantifying "Ancillary" Uses, Method of Calculating Maximum Use of Site for Mixed-Use Projects, Evaluating New Uses Within Existing Structures, ALUC Review for Review Area 2 Projects, Threshold of Change for ALUC Review, ALUCP Applicability to Amended Projects, and ALUC Review of Projects that are Entirely Consistent.

In regards to slide 7 regarding Upgrades for Non-Conforming Structures, Board Member Finnila suggested that the statement "increased only if necessary" be changed to "increased only to the extent necessary". She also suggested that approvals from the jurisdictions be added, and reminded the Commission that the most important factor is safety.

Chair Gleason noted that, in regards to whether or not an ALUC review would be required, that a 10% change would be acceptable if it does not otherwise make the project inconsistent.

Board Member Robinson suggested that language be added in regards to any increase in the total building area that the changes would be cumulative.

Board Member Desmond requested that the ALUC receive a report of all consistency determinations that do not require Commission approval.

TAIT GALLOWAY, SAN DIEGO, City of San Diego, spoke in support of the recommended changes.

Chair Gleason requested that the Board receive the City's comments regarding this issue in advance of the December meeting.

Board Member Finnila stated that the definition of infill needs to be very clear. She requested that staff gather comments from the jurisdictions prior to the next ALUC meeting.

MARCELA ESCOBAR-ECK, CARLSBAD, Atlantis Group Land Use Consulting Team, spoke in support of staff's recommendations.

**RECOMMENDATION:** Direct staff to prepare amendments to Airport Land Use Compatibility Plans along with associated environmental documentation for future consideration.

**ACTION:** The Commission provided direction to staff, but no action was taken.

**COMMISSION COMMENT:**

**ADJOURNMENT:** The meeting was adjourned at 11:21 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS  
2<sup>nd</sup> DAY OF DECEMBER, 2010.

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TONY R. RUSSELL  
DIRECTOR, CORPORATE SERVICES/  
AUTHORITY CLERK

APPROVED AS TO FORM:

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BRETON K. LOBNER  
GENERAL COUNSEL

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