

**AIRPORT LAND USE COMMISSION MEETING
MINUTES
THURSDAY, DECEMBER 3, 2009
BOARD ROOM**

CALL TO ORDER:

Chairperson Watkins called the meeting of the Airport Land Use Commission to order at 12:03 p.m. on Thursday, December 3, 2009, 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: Board Members: Boland, Desmond, Finnila, Gleason, Panknin, Smisek, Watkins, Young

ABSENT: Board Members: Berman (Ex-Officio), Col. Richie (Ex- Officio), Sheehy (Ex- Officio)

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

PUBLIC COMMENT:

SUHAIL KHALIL, SAN DIEGO, Peninsula Community Planning Board, spoke regarding conducting environmental reports for all Airport Land Use Plans.

SCOTT MALOY, SAN DIEGO, spoke in opposition to the consistency determination on Item 5.

CONSENT AGENDA:

Board Member Boland requested that Item 5 be removed from the Consent Agenda for discussion.

ACTION: Moved by Board Member Desmond and seconded by Board Member Young to approve the Consent Agenda as amended. Motion carried by the following vote: YES – Boland, Desmond, Finnila, Gleason, Panknin, Smisek, Watkins, Young; NO – None; ABSENT – None. (Weighted Vote Points: YES – 92; NO – 0; ABSENT – 0)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the November 5, 2009 meeting.

CONSISTENCY DETERMINATIONS

City of San Diego

2. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL UNIT AT 4719 NEWPORT AVENUE, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2009-0060 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – LIBERTY STATION BUILDING 11: ESTABLISHMENT OF RETAIL SALES AND RESTAURANT USE WITHIN EXISTING BUILDING AT 2875 PERRY ROAD, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2009-0061 ALUC, making the determination that the project is consistent with the San Diego International Airport – Airport Land Use Compatibility Plan.

4. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – AMENDMENT OF CENTRE CITY PLANNED DISTRICT ORDINANCE TO ALLOW ASSEMBLY INSTITUTIONS IN RESIDENTIAL EMPHASIS ZONES, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2009-0062 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

County of San Diego

5. CONSISTENCY DETERMINATION – GENERAL PLAN AND ZONING ORDINANCE AMENDMENT TO DENSITY ALLOWANCES OF AFFORDABLE RESIDENTIAL UNITS, COUNTY OF SAN DIEGO:

ACTION: This item was pulled from the Consent Agenda for discussion.

ITEM PULLED FROM THE CONSENT AGENDA FOR DISCUSSION:

5. CONSISTENCY DETERMINATION – GENERAL PLAN AND ZONING ORDINANCE AMENDMENT TO DENSITY ALLOWANCES OF AFFORDABLE RESIDENTIAL UNITS, COUNTY OF SAN DIEGO:

Sandi Sawa, Manager, Airport Planning, provided an overview of the staff report to clarify comments made under public comment in regards to density bonuses.

Board Member Finnilla expressed concern with locating housing in an area with a decibel level of 80 and higher and requested to know the exact location.

RECOMMENDATION: Adopt Resolution No. 2009-0063 ALUC, making the determination that the project is conditionally consistent with the Agua Caliente Airstrip, Borrego Valley Airport, Brown Field Municipal Airport, Fallbrook Community Airpark, Jacumba Airstrip, Marine Corps Air Station Camp Pendleton, Marine Corps Air Station Miramar, Ocotillo Airstrip, and Ramona Airport – Airport Land Use Compatibility Plans.

ACTION: This item was tabled.

NEW BUSINESS:

6. STATUS UPDATE ON THE PREPARATION OF AIRPORT LAND USE COMPATIBILITY PLANS FOR BROWN FIELD, GILLESPIE FIELD, MCCLELLAN-PALOMAR AIRPORT, MONTGOMERY FIELD, OCEANSIDE MUNICIPAL AIRPORT, TWO U.S. NAVAL AIRFIELDS, AND SAN DIEGO INTERNATIONAL AIRPORT:

Sandi Sawa, Manager, Airport Planning, provided a presentation on the Status Update on the Airport Land Use Compatibility Plans (ALUCP's), which included a Timeline; ALUCP Technical Team Contract; and Team Contract Schedule Status.

RECOMMENDATION: Accept the report.

ACTION: No action taken.

WORKSHOP – (POSSIBLE POLICY INSTRUCTIONS AND/OR DIRECTION):

7. PRESENTATION AND POSSIBLE POLICY INSTRUCTIONS AND/OR DIRECTION ON AIRPORT LAND USE COMPATIBILITY PLANS AND ENVIRONMENTAL DOCUMENTATION FOR URBAN AIRPORTS:

Sandi Sawa, Manager, Airport Planning, and Keith Wilschetz, Director, Airport Planning, provided a presentation on Urban Airport Land Use Compatibility Plans (ALUCPs), which included ALUCP Overview and Process; Airport Land Use Commission (ALUC) Responsibility; Why ALUCPs are Needed; Process for Developing ALUCPs; ALUCP Compatibility Factors; Urban Airports: Issues Resolved; Urban Airports: Outstanding Questions; and Next Steps.

In response to Board Member Finnila regarding the amount of work that goes into preparing a negative declaration, Lori Ballance, Gatzke, Dillon & Ballance, stated that the analysis for displacement that is provided in the negative declaration consists of every parcel being reviewed for general plan and zoning, as well as every ALUCP policy for each individual parcel around every airport to ensure there is no displacement.

Board Member Panknin stated that the plans are very outdated and current operations and future growth is what is causing the need for changes. He further stated that the Commission must work with each individual jurisdiction because they must adopt what they want in their general plans and still remain consistent with our safety matrix.

In response to Board Member Young regarding risk reduction measures for the City of San Diego, Tait Galloway, City of San Diego, Senior Planner, stated that the policy language being proposed is consistent with the City of San Diego language.

Board Member Young left the dais at 1:00 P.M.

The Commission recessed at 1:35 P.M. and reconvened at 1:43 P.M.

SCOTT MALOY, SAN DIEGO, Tony R. Russell, Director, Corporate Services/Authority Clerk, noted Mr. Maloy's support for the Chamber of Commerce and Economic Development Corporation's recommendations.

PAUL ROBINSON, SAN DIEGO, San Diego Regional Chamber of Commerce, distributed a presentation on a Cost Benefit Analysis for Brown Field and Montgomery Field.

ANDREW POAT, SAN DIEGO, Economic Development Corporation, spoke in support of applying a cost benefit analysis to the urban airport process.

Board Member Boland disclosed that he lives within the airport influence area of Montgomery Field.

JOHN ZIEBARTH, SAN DIEGO, distributed a presentation on Cost Benefit Analysis, and he urged the Commission to perform a cost benefit analysis.

BARRY BARDACK, EL CAJON, distributed a presentation on Avigation Easements, and urged the Commission to change aviation easements for Gillespie Field from 65 db to 60 db.

MICHAEL GRIMM, CARLSBAD, spoke regarding the need for balance between economic viability and airport safety.

RICK BEACH, SAN DIEGO, distributed a presentation regarding Safety Zones and Cost/Benefit Issues.

TAIT GALLOWAY, SAN DIEGO, City of San Diego, distributed a presentation on the City of San Diego's Suggested Revisions for Montgomery and Brown Field ALUCPs, and proposed changes regarding voluntary risk reduction and mandatory risk reduction.

AMANDA LEE, SAN DIEGO, City of San Diego, spoke in opposition to staff's Zone 2 policy. She urged the Commission to apply the Caltrans handbook guidelines to Zone 2.

PEDRO ORSO-DELGADO, SAN DIEGO, City of Santee, distributed a presentation regarding the Gillespie Field ALUCP, and stated that acceptable risk must be balanced against the economic prosperity of the City.

ERIC NELSON, SAN DIEGO, County of San Diego Airports, distributed a presentation on Rebuttal to a Cost Benefit Analysis, and spoke in opposition to injecting a cost benefit analysis into the ALUCP process.

Board Member Smisek left the dais at 3:16 pm.

Board Member Panknin spoke in support of the intensity limits in the Caltrans Handbook. He stated that any proposed intensity levels should be consistent with the rural airports.

Board Member Gleason disclosed that he owns an investment property in the proposed airport influence area for Montgomery Field, and his personal residence is in the proposed airport influence area for Montgomery Field as well. He also reported that he had ex parte communications with Neil Hyytinen, representing the Chamber of Commerce and Economic Development Corporation. He further disclosed that he had a conversation with Amanda Lee from the City of San Diego.

Board Member Gleason stated that there should be information in the record regarding costs and he spoke in opposition to the intensity levels for non residential development.

RECOMMENDATION: Accept the presentation and possibly provide policy instructions and/or direction to staff.

POLICY DIRECTION TO STAFF

1. **Aviation Easements** – Aviation Easements remain as proposed
2. **Environmental Review** – No EIR Needed
3. **Cost-benefit analysis** – No Cost Benefit Analysis needed
4. **Nonresidential development** – 1) Maintain intensity levels (Board Member Gleason did not concur with this instruction); 2) Modify the risk reduction measure language as requested by the City of San Diego; and 3) Bundle risk reduction measures.
5. **Economic effects** – No additional economic considerations needed
6. **Infill development** - Four Board Members concurred that the infill policy remain as proposed and two Board Members suggested that 110% policy as in the existing San Diego International Airport ALUCP.
7. **Safety zone boundaries** – Safety zones boundaries remain as proposed
8. **Safety Zone 2** – Determine that specific land uses re “conditionally compatible” with required risk reduction measures. Board Member Panknin requested that staff research this issue further prior to Board approval.

Ms. Sawa stated that staff is planning to present the draft plans to the Board in January.

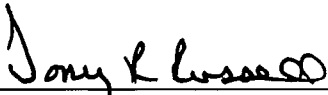
PUBLIC HEARINGS: None

OLD BUSINESS:

COMMISSION COMMENT:


ADJOURNMENT: The meeting was adjourned at 4:05 p.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 7th
DAY OF JANUARY, 2010.



TONY R. RUSSELL
DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:



BRETON K. LOBNER
GENERAL COUNSEL