

**AIRPORT LAND USE COMMISSION  
MINUTES  
THURSDAY, JULY 10, 2008  
BOARD ROOM**

**CALL TO ORDER**

Vice Chair Finnila called the special meeting of the Airport Land Use Commission to order at 11:09 a.m., Thursday, July 10, 2008, in the Board Room at the San Diego International Airport, Commuter Terminal, 3225 N. Harbor Drive, San Diego, CA 92101.

**ROLL CALL**

Present: Board Members: Boland, Desmond, Finnila, Lt. Col. Jeffrey Koffel (Ex-Officio in place of O'Connor), Miller, Panknin, Watkins, Young

Absent: Board Members: Bersin, Sheehan (Ex-Officio), Zettel

Also Present: Thella F. Bowens, President/CEO; Breton K. Lobner, General Counsel; Tony Russell, Director, Corporate Services/Authority Clerk; Maritza C. Steele, Assistant Authority Clerk II

**PUBLIC COMMENT:** None

**CONSENT AGENDA:**

**ACTION:** Moved by Board Member Boland and seconded by Board Member Watkins to approve the consent agenda. Motion carried by the following vote: YES – Boland, Desmond, Finnila, Miller, Panknin, Watkins, Young; NO – None; ABSENT – Bersin, Zettel. (Weighted Vote Points: YES – 78; NO – 0; ABSENT – 22)

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the June 5, 2008 meeting.

## **CONSISTENCY DETERMINATIONS**

### ***City of Santee***

2. **CONSTRUCTION OF AN OFFICE BUILDING AND WAREHOUSE ADDITION AT 9941 PROSPECT AVENUE, CITY OF SANTEE:**  
RECOMMENDATION: Adopt Resolution No. 2008-0087 ALUC, making the determination that the project is consistent with the Gillespie Field, Airport Land Use Compatibility Plan.

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

3. **CONSTRUCTION OF A RECREATIONAL ASSEMBLY BUILDING AT 11803 SORRENTO VALLEY ROAD, CITY OF SAN DIEGO:**  
RECOMMENDATION: Adopt Resolution No. 2008-0088 ALUC, making the determination that the project is consistent with the Marine Corps Air Station Miramar, Airport Land Use Compatibility Plan.
4. **CONSTRUCTION OF TWO RESIDENTIAL UNITS AT 4677 NIAGARA AVENUE, CITY OF SAN DIEGO:**  
RECOMMENDATION: Adopt Resolution No. 2008-0089 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport, Airport Land Use Compatibility Plan.
5. **CONSTRUCTION OF AN OFFICE AND COMMERCIAL BUILDING AT 2204 SUNSET CLIFFS BOULEVARD, CITY OF SAN DIEGO:**  
RECOMMENDATION: Adopt Resolution No. 2008-0090 ALUC, making the determination that the project is consistent with the San Diego International Airport, Airport Land Use Compatibility Plan.

**PUBLIC HEARINGS: None**

### **OLD 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, THREE MILITARY AIRPORTS, AND SAN DIEGO INTERNATIONAL AIRPORT:**  
Sandi Sawa, Interim Manager, Airport Planning, provided a presentation regarding the status of the Airport Land Use Compatibility Plans as well as the estimated adoption timeline for each of the plans. She stated that staff anticipates coming back to the Board in September with a proposed final Environmental Impact Report (EIR).

BARRY BARDACK, EL CAJON, stated that information in the Caltrans Airport Land Use Planning Handbook should be used as a guide to reviewing airport land use compatibility plans. He expressed concern regarding over flight acknowledgments in lieu of overflight easements, and requested a legal assurance that the acknowledgments run with the land.

TATE GOLLOWAY, CITY OF SAN DIEGO, stated that the ATAG process has been successful. He acknowledged Authority staff for their efforts.

RECOMMENDATION: Receive the report.

**ACTION: No Action Taken.**

**NEW BUSINESS:**

*Board Member Young left the dais at 11:44 a.m.*

**7. POLICY DIRECTION TO AIRPORT LAND USE COMMISSION STAFF ON URBAN AIRPORTS PROPOSED AIRPORT LAND USE COMPATIBILITY PLAN SAFETY POLICY - DENSITY OF RESIDENTIAL LAND USES IN SAFETY ZONES 3 AND 4:**

Sandi Sawa, Interim Director, Airport Planning, provided a presentation regarding the Airport Land Use Compatibility Plans Safety Policy for Density of Residential Land Uses in Safety Zones 3 and 4 which included: Intensity of Non-Residential Land uses and Risk Reduction Measures; and specifically addressed Gillespie Field; and Brown Field. She also provided information regarding Areas for Consensus and Range of Thinking.

In response to Vice Chair Finnila regarding updates to the Caltrans Handbook, Terry L. Barrie, Chief, Office of Aviation Planning, Division of Aeronautics, California Department of Transportation, stated that the current version of the Handbook includes safety records that were developed in 2003, and that Caltrans is in the process of updating the Handbook.

In response to Board Member Desmond on whether issues related to smart growth will be considered in the updates, Mr. Barrie stated that smart growth is an issue that is being looked at. He stated that safety is the number one priority for people living around airports, as well as for pilots flying in and out of airports. He stated that Caltrans will do its best to develop a guidebook that is easier to use for airport land use commissions.

Board Member Watkins questioned whether a mitigation program could be developed to reduce the risk factor and get more density in terms of economic prosperity.

Board Member Panknin expressed concern regarding state law overriding the Authority's liability for new sites or land acquisition for prison inmate facilities.

Lori Ballance, Gatzke Dillon and Balance LLP, stated that information for prison inmate facilities is included so that the Airport Land Use Commission would not have to do anything that is inconsistent. She stated that if state law is requiring a jurisdiction to allow this type of jail facility, staff would accommodate the requirement.

In response to Board Member Watkins regarding consideration given to the amount of traffic coming into commercial areas and those in residential areas, Ms. Sawa stated that the traffic impacts of a project are evaluated by the jurisdiction, not by the commission.

JOHN ZIEBARTH, SAN DIEGO, stated that criteria used in the Caltrans Handbook are guidelines that should be used to evaluate the tables presented to the Board. He stated that members believe that safety should be of concern, and that there should be development restrictions around airports because of the probability of accidents. He further addressed issues related to mixed use development, density, and the number of dwelling units per acre.

ROBERT LINDSAY, CORONADO, urged the Commission to stop using density that does not meet today's specifications. He stated that using information from the past only adds to the accumulation of hazards, and increases risk. He stated that he does not support the standards of the Caltrans Handbook.

BARRY BARDACK, EL CAJON, stated development that is compatible should be in Zones 3 and 4, and residential development should be outside of those zones.

ANGELIKA VILLAGRAMA, SAN DIEGO, spoke in support for the staff's recommendation, which is less restrictive.

Board Member Watkins questioned whether the Board of Supervisors and the County of San Diego Airports were aware of the standards being developed.

Ms. Sawa stated that the County Airports have been consistently represented throughout the ATAG process, and Supervisor Diane Jacobs' office has been briefed on all the issues, specifically, Gillespie Field. She stated that community members from areas affected by the airports were also informed.

Board Member Panknin stated that he would like to see a methodology for a mixed use scenario. He stated that he would like it clearly stated that it is possible for a community general plan to have mitigation measures.

Board Member Boland expressed concern regarding the hazards at Gillespie Field and suggested looking at individual airports to see what they would like to do prior to developing a policy. He stated that by doing so, staff can ensure that all issues are addressed.

Board Member Watkins stated that he is in support of the higher density with more safety reduction factors in place because it would force the developer to make it safer for people to live there.

Board Member Desmond requested that staff come up with criteria for mixed use.

### **MOTION #1**

**ACTION: Moved by Board Member Miller and seconded by Vice Chair Finnila to 1) Allow up to 16 dwelling units per acre with conditions in Zone 3, 2) allow up to 20 dwelling units per acre with conditions in Zone 4 and to direct staff to come back with criteria for mixed use projects. Motion failed by the following vote: YES – Desmond, Finnila, Miller, Panknin; NO – Boland, Watkins; ABSENT – Bersin, Young, Zettel. (Weighted Vote Points: YES – 44; NO – 21; ABSENT – 35)**

Thella F. Bowens, President/CEO, suggested that staff go back to the committee for more input and come back to the Commission at a later date taking into consideration the issues discussed today.

**RECOMMENDATION:** Staff recommends that the Board, acting in its capacity as the Airport Land Use Commission for the County of San Diego, receive the report and direct staff to proceed to prepare an Airport Land Use Compatibility Plan and necessary environmental documentation for County urban airports consistent with the Board's policy direction on residential density policies.

### **MOTION #2**

**ACTION: Moved by Board Member Watkins and seconded by Vice Chair Finnila that this item be brought back to the Commission, taking into consideration the issues discussed today. Motion carried by the following vote: YES – Boland, Desmond, Finnila, Miller, Panknin, Watkins; NO – None; ABSENT – Bersin, Young, Zettel. (Weighted Vote Points: YES – 65; NO – 0; ABSENT – 35)**

- 8. POLICY DIRECTION TO AIRPORT LAND USE COMMISSION STAFF ON URBAN AIRPORTS PROPOSED AIRPORT LAND USE COMPATIBILITY PLAN SAFETY POLICY - INTENSITY OF NON-RESIDENTIAL LAND USES AND RISK REDUCTION MEASURES:** MICHAEL GRIM, SENIOR PLANNER, CITY OF CARLSBAD, expressed concern that the City did not have an opportunity to explore the Airport Technical Advisory Group (ATAG) process. He requested information on the airports used to develop the Caltrans Handbook, as well as that the methodology and airports used to do the benchmarking that is in the staff report be provided to the ATAG for review.

JOHN ZIEBARTH, SAN DIEGO, expressed concern regarding residential density, risk reduction, and inconsistencies in the process.

BARRY BARDACK, SAN DIEGO, expressed support for staff recommendations.

ERIC NELSON, COUNTY OF SAN DIEGO, expressed support for staff recommendations.

BILL HOFMAN, SAN DIEGO, spoke in opposition to staff's recommendations. He stated that the Caltrans Handbook density methodology was not designed to dictate land use standards, but to be used as a guideline. He urged staff to go back to the floor area ratio model that was developed based on the Uniform Building Code.

RON ROUSE, CARLSBAD, spoke in opposition to staff's recommendation and requested that the issues be sent back to ATAG for further discussion.

PATTY KREBS, CITY OF SAN DIEGO, expressed support for the higher range used for density and the infill policy.

Board Member Panknin stated that this process includes balancing economic viability without compromising safety and he is not sufficiently informed to make a decision at this time. He stated that he would like more time to review the process. He stated that he could not support the expansion of prisons without a statement that it is not safe for municipalities to override the decision. He stated that he could not support making the process less restrictive.

### **MOTION #1**

**ACTION: Moved by Board Member Panknin and seconded by Board Member Watkins to send this item back to staff to educate Board Members more on what the issues are before moving forward and to change the prisons criteria to be more restrictive. Motion failed by the following vote: YES – Boland, Panknin, Watkins; NO – Desmond, Finnilla, Miller; ABSENT – Bersin, Young, Zettel. (Weighted Vote Points: YES – 29; NO – 36; ABSENT – 35)**

Board Member Boland suggested scheduling a workshop to address the issues discussed today with more clarity.

Louis Michelson, provided an overview of the ATAG process. He stated that the items being presented did not have consensus. He stated that staff is presenting a compromise on issues with a range of thinking as discussed at the ATAG.

Thella F. Bowens, President/CEO, requested that there be an opportunity for the Board to take action on these issues at a workshop.

**RECOMMENDATION:** Staff recommends that the Board, acting in its capacity as the Airport Land Use Commission for the County of San Diego, receive the report and direct staff to proceed to prepare an Airport Land Use Compatibility Plan and necessary environmental documentation for the urban airports consistent with the Board's policy direction on non-residential land use intensities and risk reduction measures.

### **MOTION #2**

**ACTION: Moved by Board Member Boland and seconded by Board Member Panknin to table Items 7 through 11 and schedule a Board Workshop on these issues with an opportunity to take action and to change the prisons criteria to be more restrictive. Motion carried by the following vote: YES – Boland, Desmond, Finnilla, Miller, Panknin, Watkins; NO – None; ABSENT – Bersin, Young, Zettel. (Weighted Vote Points: YES – 65; NO – 0; ABSENT – 35)**

- 9. POLICY DIRECTION TO AIRPORT LAND USE COMMISSION STAFF ON URBAN AIRPORTS PROPOSED AIRPORT LAND USE COMPATIBILITY PLAN SAFETY POLICY - INFILL POLICIES:**  
RECOMMENDATION: Staff recommends that the Board, acting in its capacity as the Airport Land Use Commission for the County of San Diego, receive the report and direct staff to proceed to prepare Airport Land Use Compatibility Plans and necessary environmental documentation for the County's urban airports consistent with the Board's policy direction on urban airport infill policies.

**ACTION: This item was tabled.**

- 10. POLICY DIRECTION TO AIRPORT LAND USE COMMISSION STAFF ON URBAN AIRPORTS PROPOSED AIRPORT LAND USE COMPATIBILITY PLAN SAFETY POLICY - GILLESPIE FIELD:**  
RECOMMENDATION: Staff recommends that the Board, acting in its capacity as the Airport Land Use Commission for the County of San Diego, receive the report and direct staff to proceed to prepare an Airport Land Use Compatibility Plan and necessary environmental documentation for Gillespie Field consistent with the Board's policy direction on the Airport's safety zones and related urban airport safety policies.

**ACTION: This item was tabled.**

- 11. POLICY DIRECTION TO AIRPORT LAND USE COMMISSION STAFF ON URBAN AIRPORTS PROPOSED AIRPORT LAND USE COMPATIBILITY PLAN SAFETY POLICY - BROWN FIELD:**  
RECOMMENDATION: Staff recommends that the Board, acting in its capacity as the Airport Land Use Commission for the County of San Diego, receive the report and direct staff to proceed to prepare an Airport Land Use Compatibility Plan and necessary environmental documentation for Brown Field consistent with the Board's policy direction on urban airport safety policies.

**ACTION: This item was tabled.**

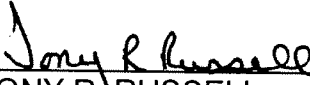
**COMMISSION COMMENT:**




**ADJOURNMENT**

The meeting adjourned at 1:10 p.m. The next regular meeting will be held on September 4, 2008, at 9:00 a.m. in the Board Room at the San Diego International Airport, Commuter Terminal, 3225 N. Harbor Drive, San Diego, CA 92101.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 4TH DAY OF SEPTEMBER, 2008.

  
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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