

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY



AIRPORT LAND USE COMMISSION AGENDA

Thursday, February 19, 2015
9:00 A.M. or immediately following the
Board Meeting

San Diego International Airport
Commuter Terminal – Third Floor
Board Room
3225 N. Harbor Drive
San Diego, California 92101

BOARD MEMBERS

DAVID ALVAREZ
LAURIE BERMAN*
C. APRIL BOLING
GREG COX
JIM DESMOND
COL. JOHN FARNAM*
ROBERT H. GLEASON
LLOYD B. HUBBS
JIM JANNEY
ERAINA ORTEGA*
PAUL ROBINSON
MARY SESSOM

* EX OFFICIO BOARD MEMBERS

PRESIDENT/CEO
THELLA F. BOWENS

***Live webcasts of Authority Board meetings can be accessed at
<http://www.san.org/Airport-Authority/Meetings-Agendas?EntryId=1954>***

Pursuant to California Public Utilities Code §§ 21670-21679.5, the Airport Land Use Commission ("Commission") is responsible for coordinating the airport planning of public agencies within San Diego County. The Commission has the legal responsibility to formulate airport land use compatibility plans ("ALUCPs") that will (a) provide for the orderly growth of each public airport and the areas surrounding the airport within the County and (b) safeguard the general welfare of the inhabitants within the vicinity of each airport and the public in general. Pursuant to §21670.3, the San Diego County Regional Airport Authority serves as the Commission.

This Agenda contains a brief general description of each item to be considered. The indication of a recommended action does not indicate what action (if any) may be taken. ***Please note that agenda items may be taken out of order.*** If comments are made to the Commission without prior notice or are not listed on the Agenda, no specific answers or responses should be expected at this meeting pursuant to State law.

Staff Reports and documentation relating to each item of business on the Agenda are on file in Corporate & Information Governance and are available for public inspection.

NOTE: Pursuant to Authority Code Section 2.15, all Lobbyists shall register as an Authority Lobbyist with the Authority Clerk within ten (10) days of qualifying as a lobbyist. A qualifying lobbyist is any individual who receives \$100 or more in any calendar month to lobby any Commission Member or employee of the Authority for the purpose of influencing any action of the Authority. To obtain Lobbyist Registration Statement Forms, contact the Corporate & Information Governance/Authority Clerk Department.

PLEASE COMPLETE A "REQUEST TO SPEAK" FORM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE AUTHORITY CLERK. ***PLEASE REVIEW THE POLICY FOR PUBLIC PARTICIPATION IN BOARD AND BOARD COMMISSION MEETINGS (PUBLIC COMMENT) LOCATED AT THE END OF THE AGENDA.***

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

NON-AGENDA PUBLIC COMMENT:

Non-Agenda Public Comment is reserved for members of the public wishing to address the Commission on matters for which another opportunity to speak **is not provided on the Agenda**, and which is within the jurisdiction of the Commission. Please submit a completed speaker slip to the Authority Clerk. ***Each individual speaker is limited to three (3) minutes. Applicants, groups and jurisdictions referring items to the Board for action are limited to five (5) minutes.***

Note: Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Commission.

CONSENT AGENDA (Items 1-4):

The Consent Agenda contains items that are routine in nature and non-controversial. It also contains consistency determinations that have been deemed consistent or conditionally consistent. The matters listed under 'Consent Agenda' may be approved by one motion. Any Commission Member may remove an item for separate consideration. Items so removed will be heard before the scheduled New Business items, unless otherwise directed by the Chair.

1. APPROVAL OF MINUTES:

The Airport Land Use Commission is requested to approve minutes of prior Commission meetings.

RECOMMENDATION: Approve the minutes of the January 15, 2015, regular meeting.

CONSISTENCY DETERMINATIONS

2. REPORT OF LAND USE ACTIONS DETERMINED TO BE CONSISTENT WITH AIRPORT LAND USE COMPATIBILITY PLANS:

The Commission is requested to receive a report of land use actions determined by staff to be consistent with Airport Land Use Compatibility Plans.

RECOMMENDATION: Receive the report.

(Airport Planning: Angela Jamison, Manager)

3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 2 DETACHED RESIDENTIAL UNITS AT 4965 CAPE MAY AVENUE, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination on a proposed project in the City of San Diego.

RECOMMENDATION: Adopt Resolution No. 2015-0006 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

4. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 130 ATTACHED RESIDENTIAL UNITS AND LEASEABLE COMMERCIAL SPACE AT 2101-2175 KETTNER BOULEVARD, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination on a proposed project in the City of San Diego.

RECOMMENDATION: Adopt Resolution No. 2015-0007 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

PUBLIC HEARINGS: None

OLD BUSINESS:

NEW BUSINESS:

5. STATUS UPDATE PRESENTATION ON AIRPORT LAND USE COMPATIBILITY PLANS:

The Commission is requested to receive the presentation.

RECOMMENDATION: Receive the presentation.

(Airport Planning: Angela Jamison, Manager)

COMMISSION COMMENT:

ADJOURNMENT:

Policy for Public Participation in Board, Airport Land Use Commission (ALUC), and Committee Meetings (Public Comment)

- 1) Persons wishing to address the Board, ALUC, and Committees shall complete a "Request to Speak" form prior to the initiation of the portion of the agenda containing the item to be addressed (e.g., Public Comment and General Items). Failure to complete a form shall not preclude testimony, if permission to address the Board is granted by the Chair.
- 2) The Public Comment Section at the beginning of the agenda is limited to eighteen (18) minutes and is reserved for persons wishing to address the Board, ALUC, and Committees on any matter for which another opportunity to speak is not provided on the Agenda, and on matters that are within the jurisdiction of the Board. A second Public Comment period is reserved for general public comment later in the meeting for those who could not be heard during the first Public Comment period.
- 3) Persons wishing to speak on specific items listed on the agenda will be afforded an opportunity to speak during the presentation of individual items. Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Board, ALUC and Committees. Public comment on specific items is limited to twenty (20) minutes – ten (10) minutes for those in favor and ten (10) minutes for those in opposition of an item. Each individual speaker will be allowed three (3) minutes, and applicants and groups will be allowed five (5) minutes.
- 4) If many persons have indicated a desire to address the Board, ALUC and Committees on the same issue, then the Chair may suggest that these persons consolidate their respective testimonies. Testimony by members of the public on any item shall be limited to **three (3) minutes per individual speaker and five (5) minutes for applicants, groups and referring jurisdictions.**
- 5) Pursuant to Authority Policy 1.33 (8), recognized groups must register with the Authority Clerk prior to the meeting.
- 6) After a public hearing or the public comment portion of the meeting has been closed, no person shall address the Board, ALUC, and Committees without first obtaining permission to do so.

Additional Meeting Information

NOTE: This information is available in alternative formats upon request. To request an Agenda in an alternative format, or to request a sign language or oral interpreter, or an Assistive Listening Device (ALD) for the meeting, please telephone the Authority Clerk's Office at (619) 400-2400 at least three (3) working days prior to the meeting to ensure availability.

For your convenience, the agenda is also available to you on our website at www.san.org.

For those planning to attend the Board meeting, parking is available in the public parking lot located directly in front of the Commuter Terminal. Bring your ticket to the third floor receptionist for validation.

You may also reach the Commuter Terminal by using public transit via the San Diego MTS system, Route 992. For route and fare information, please call the San Diego MTS at (619) 233-3004 or 511.

UPCOMING MEETING SCHEDULE

<i>Date</i>	<i>Day</i>	<i>Time</i>	<i>Meeting Type</i>	<i>Location</i>
March 19	Thursday	9:00 a.m.	Regular	Board Room
April 13	Thursday	9:00 a.m.	Regular	Board Room

DRAFT

AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, JANUARY 15, 2015
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM

CALL TO ORDER: Chair Gleason called the regular meeting of the Airport Land Use Commission to order at 9:50 a.m. on Thursday, January 15, 2015 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: Commission Members: Alvarez, Boling, Cox, Farnam (Ex Officio), Gleason, Hubbs, Robinson, Sessom, Smisek

ABSENT: Commission Members: Berman (Ex Officio), Desmond, Ortega (Ex Officio)

ALSO PRESENT: Thella F. Bowens, President/CEO; Breton K. Lobner, General Counsel; Tony R. Russell, Director, Corporate and Information Governance/Authority Clerk; Lorraine Bennett, Assistant Authority Clerk II

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-7):

Commissioner Robinson stated his recusal on item 7, due to a potential conflict of interest.

ACTION: Moved by Commissioner Alvarez and seconded by Commissioner Smisek to approve the Consent Agenda. Motion carried by the following vote: YES – Alvarez, Boling, Cox, Gleason, Hubbs, Robinson, Sessom, Smisek; NO – None; ABSENT – Desmond (Weighted Vote Points: YES – 88; NO – 0; ABSENT – 12)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the December 4, 2014 regular 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 7 ATTACHED RESIDENTIAL UNITS AT 2124-2130 FRONT STREET, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2015-0001 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 DETACHED RESIDENTIAL UNIT AT 815 DOVER COURT, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2015-0002 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.
5. **CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF DETACHED RESIDENTIAL UNIT AT 4180 UVAS STREET, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2015-0003 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.
6. **CONSISTENCY DETERMINATION – GILLESPIE FIELD AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF DETACHED RESIDENTIAL UNIT AT 1701 EL PICO DRIVE, CITY OF EL CAJON:**
RECOMMENDATION: Adopt Resolution No. 2015-0004 ALUC, making the determination that the project is conditionally consistent with the Gillespie Field Airport Land Use Compatibility Plan.
7. **CONSISTENCY DETERMINATION – MARINE CORPS AIR STATION MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN – COMMUNITY PLAN AMENDMENT TO CONSTRUCT THREE RESEARCH & DEVELOPMENT BUILDINGS AND THREE PARKING STRUCTURES AT 10300 CAMPUS POINTE DRIVE, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2015-0005 ALUC, making the determination that the project is conditionally consistent with the Marine Corps Air Station Miramar Airport Land Use Compatibility Plan.

PUBLIC HEARINGS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting was adjourned at 9:51 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS
19th DAY OF FEBRUARY, 2015.

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

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

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Airport Land Use Commission

Report of Land Use Actions Determined to be Consistent with Airport Land Use Compatibility Plans (ALUCPs)

Item No.

2

Meeting Date: **February 19, 2015**

Pursuant to Airport Authority Policy 8.30, and acting in its delegated capacity as the Airport Land Use Commission (ALUC) for San Diego County, Airport Authority staff has determined that the following land use actions are consistent with their respective ALUCPs:

Gillespie Field ALUCP

Construction of Commercial Building at 9261-9269 Mission Gorge Road, City of Santee

Deemed Complete & Consistent on January 29, 2015

Description of Project: The proposed project involves the construction of a commercial building with leasable tenant suites and associated parking.

Noise Contours: The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies commercial uses located within the 60-65 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the FAA.

Safety Zones: The proposed project is located within Safety Zone 6. The ALUCP identifies commercial uses located within Safety Zone 6 as compatible with airport uses.

Overflight Notification: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification be recorded for new residential land uses. The project does not contain any residential use.

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**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
February 19, 2015**

Item # 3 Resolution # 2015-0006 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 2 DETACHED RESIDENTIAL UNITS AT 4965 CAPE
MAY AVENUE, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of two detached residential units of 1,200 and 1,193 square feet on a property of 3,500 square feet. The larger unit would have an attached 2-car garage to serve both units with tandem parking. The application was deemed complete by ALUC staff on January 30, 2015.

Noise Contours: The proposed project is located within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level.

Airspace Protection Surfaces: The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA) because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

Safety Zones: The proposed project is located outside all Safety Zones.

Overflight Notification Area: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses be recorded with the County Recorder or other alternative methods as approved by the ALUC.

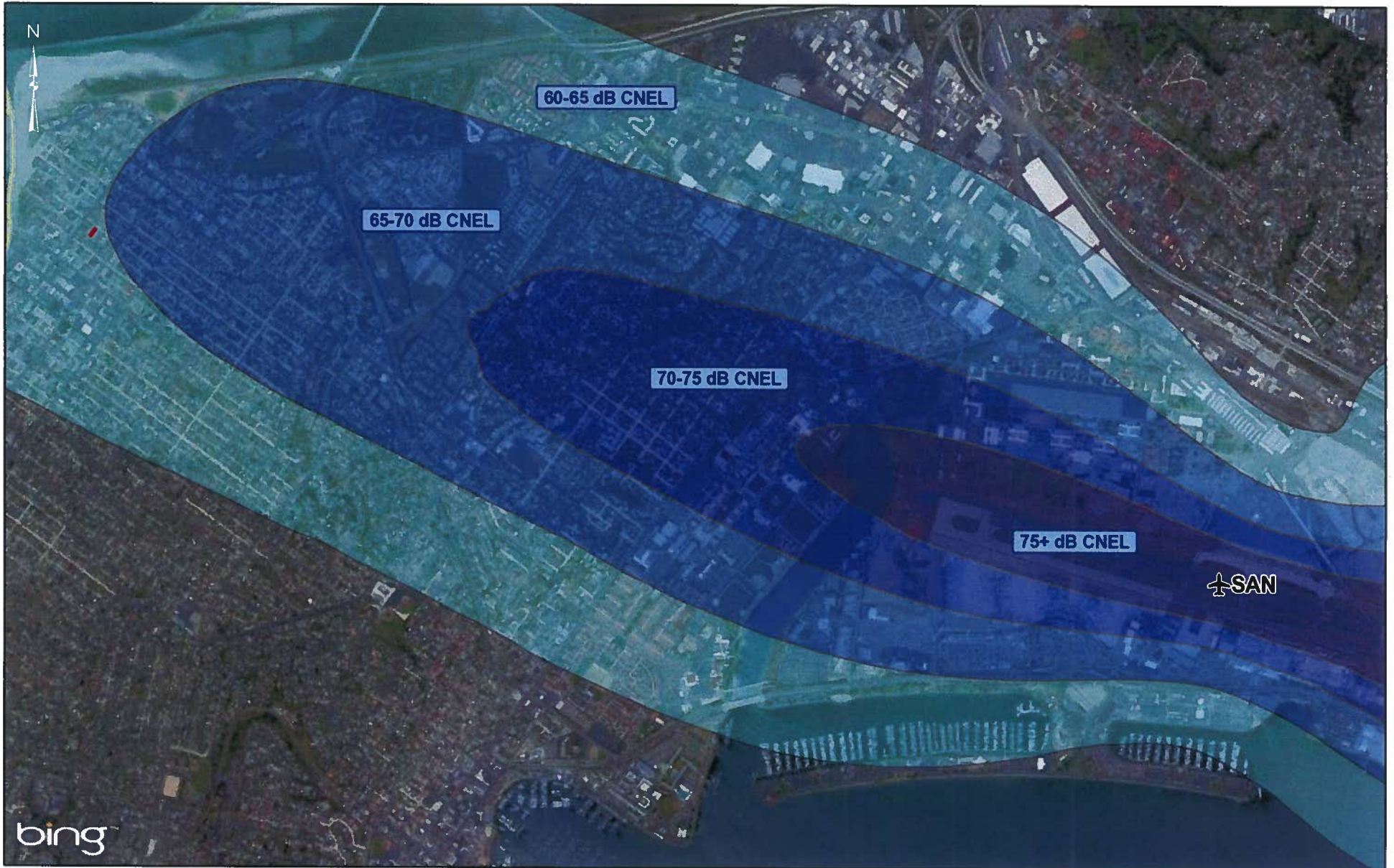
Interests Disclosure: The property is owned by Franz Thoma of San Diego. The architect is Steven Lombardi Architect, Inc. of San Diego. The surveyor is Geomatics Engineering, Inc. of San Diego.





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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 overflight notification with the County Recorder or other alternative methods as approved by the ALUC.

4965 Cape May Avenue



-  60-65 dB CNEL
-  65-70 dB CNEL
-  70-75 dB CNEL
-  75+ dB CNEL

0 1,300 2,600 5,200 Feet

1 inch = 2,633 feet

Image courtesy of USGS © 2015 Microsoft Corporation

RESOLUTION NO. 2015-0006 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 2 DETACHED RESIDENTIAL UNITS AT 4965 CAPE MAY AVENUE, 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 §21670.3 of the California Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed project: Construction of 2 Detached Residential Units at 4965 Cape May Avenue, 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), adopted and amended in 2014; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of two detached residential units; and

WHEREAS, the proposed project would be located within the 60-65 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) height restrictions and is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is located outside all Safety Zones; and

WHEREAS, the proposed project is located within the overflight notification area, and the ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative methods as approved by the ALUC; 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

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 2 Detached Residential Units at 4965 Cape May Avenue, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted and amended in 2014, based upon the following facts and findings:

- (1) The proposed project involves the construction of two detached residential units.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the residence must be sound attenuated to 45 dB CNEL interior noise level.
- (3) The proposed project is located outside the TSS. The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the FAA because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.
- (4) The proposed project is located outside all Safety Zones.
- (5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC. Therefore, as a condition of project approval, an overflight notification shall be recorded with the County Recorder or other alternative method as approved by the ALUC.
- (6) 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 the ALUC finds this determination is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065, and is not a "development" as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 19th day of February, 2015, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
February 19, 2015**

Item # 4 Resolution # 2015-0007 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF 130 ATTACHED RESIDENTIAL UNITS AND LEASABLE COMMERCIAL SPACE AT 2101-2175 KETTNER BOULEVARD, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a six-story mixed-use development with 130 apartments on the upper five floors and 9,100 square feet of leasable commercial space on the ground floor on a property of 0.69 acres. The application was deemed complete by ALUC staff on February 2, 2015.

Noise Contours: The proposed project is located within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies commercial uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, and residential uses as conditionally compatible, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. The ALUCP requires that an aviation easement for aircraft noise and height be recorded with the County Recorder.

Airspace Protection Surfaces: The proposed project is located within the SDIA Threshold Siting Surface (TSS). The maximum allowable height for a project on this site is approximately 134 feet Above Ground Level (AGL), and the structure is approximately 84 feet AGL. Therefore, the project complies with the TSS. The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).

Safety Zones: The proposed project is located within Safety Zones 2 East and 3 Southeast: Little Italy. (See the attached map.) The ALUCP provides that when a building is located within two or more safety zones, the compatibility criteria of the zone in which the greater portion of the building is located shall apply to the entire project. Just over half of the building (50.01%) is located within Safety Zone 3 Southeast, with the remaining portion (49.99%) within Safety Zone 2 East. Therefore, the standards of Safety Zone 3 Southeast apply to the entire project. The ALUCP identifies mixed residential and non-residential uses located

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within Safety Zone 3 Southeast as conditionally compatible with airport uses, provided that the project complies with a total intensity of 732 people per acre, which would equate to a limit of 505 people total (residential and non-residential uses together) for the 0.69 acre property. The project proposes 130 residential units, which equates to 204 total people, applying the 1.57 people per household ALUCP limit for a mixed-use project within Safety Zone 3 Southeast. The project also proposes 9,100 square feet of leasable commercial space for retail or restaurant uses. Conservatively assuming the more intense use of eating and drinking service for purposes of assessing compatibility, the ALUCP occupancy factor of 60 square feet per person is applied to the entire space, which would yield 152 people. The sum of 204 residents and 152 people within the commercial space is 356, and therefore the total intensity of both residential and non-residential uses complies with the Safety Zone 3 Southeast limitation of 505 people total for the 0.69 acre property.

Overflight Notification Area: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses be recorded with the County Recorder or other alternative methods as approved by the ALUC. However, in instances when an avigation easement is required, no additional overflight notification is required.

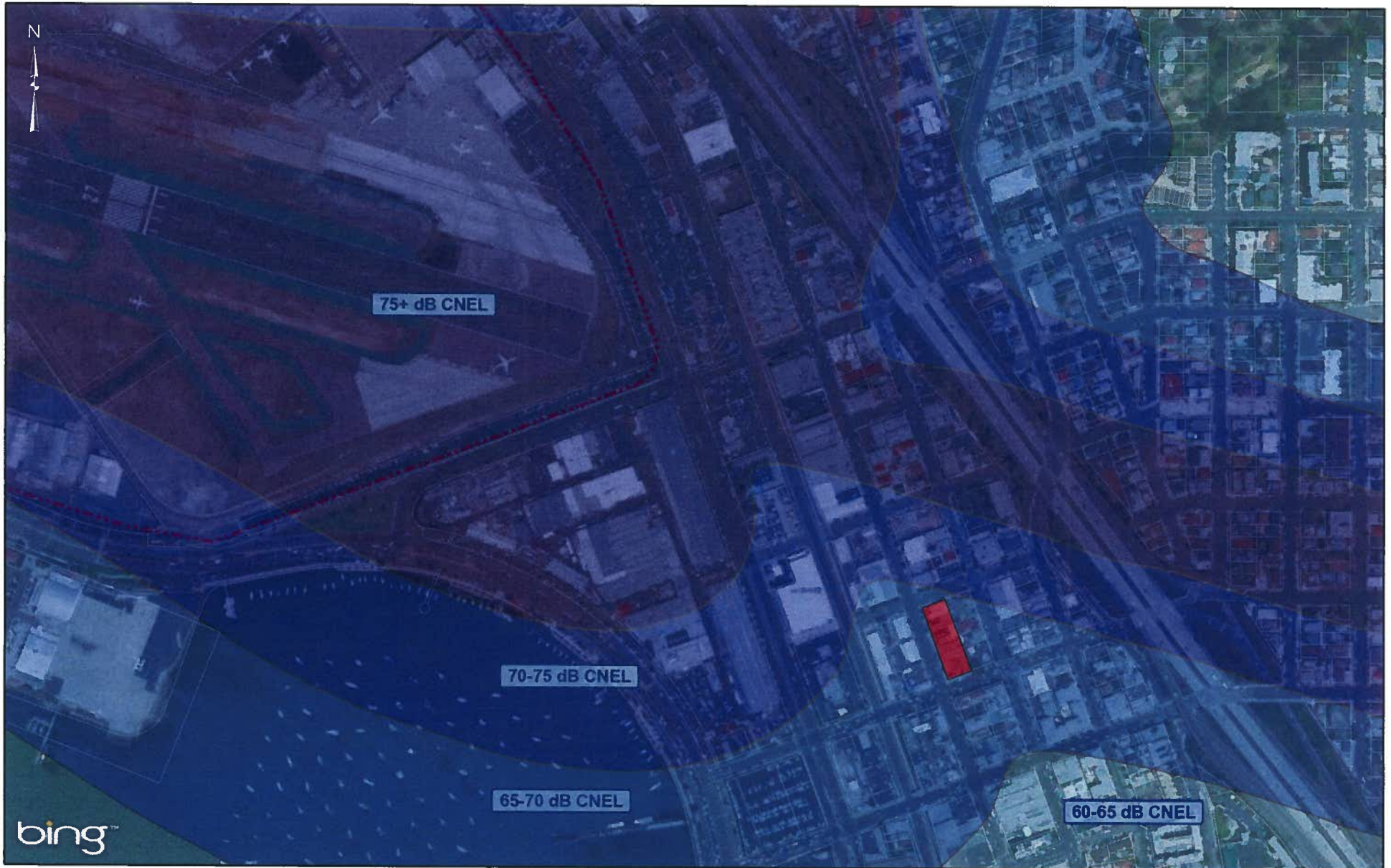
Interests Disclosure: The property is owned by the Beardsley Family Trust of El Cajon. The developer is Citymark Development of San Diego. The architect is Tannerhecht Architecture, Inc. of San Francisco. The civil engineer is Project Design Consultants of San Diego.

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 of residential units to an interior noise level of 45 dB CNEL.

2) Recordation of an avigation easement with the County Recorder.

2101-2175 Kettner Boulevard



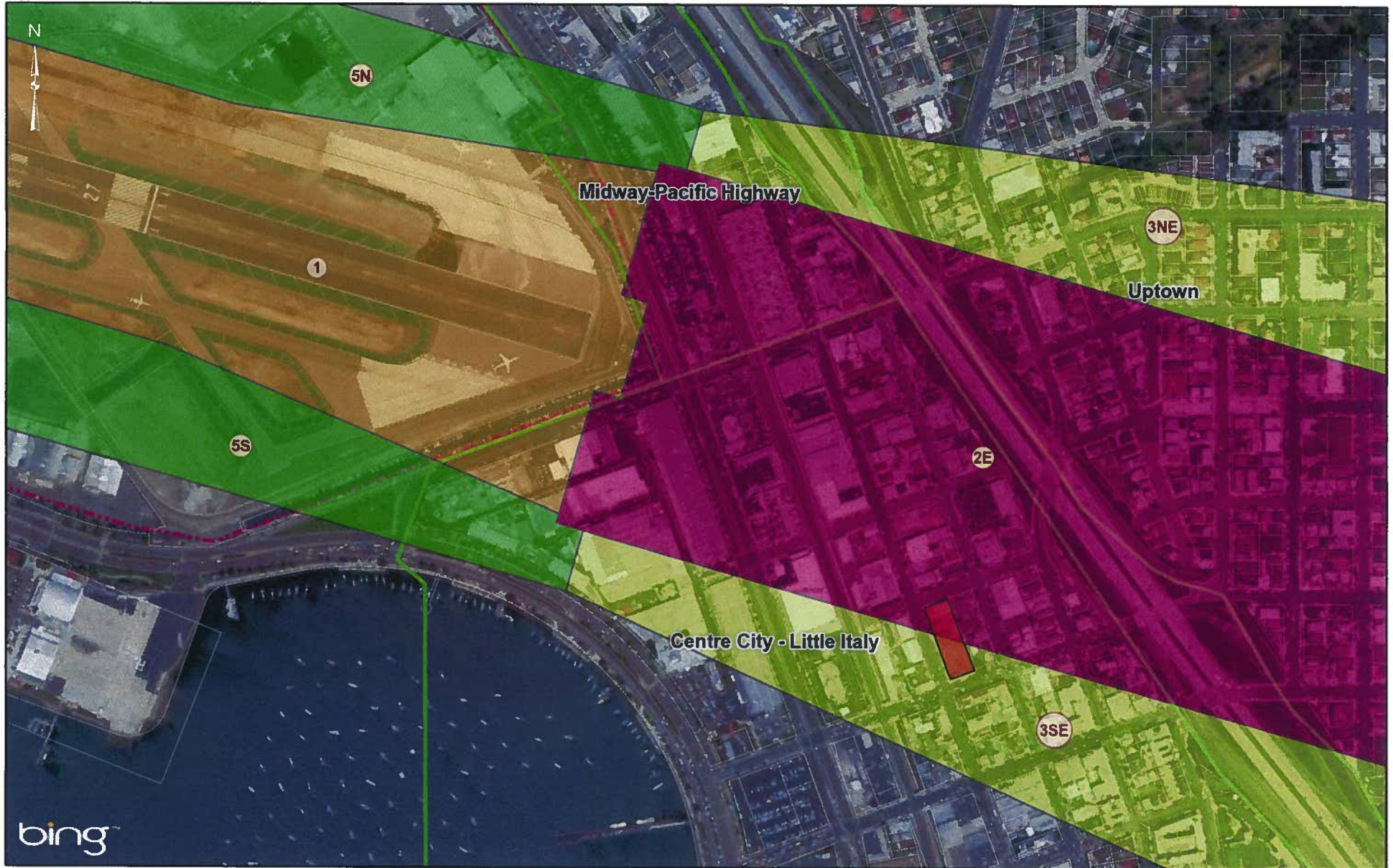
- 60-65 dB CNEL
- 65-70 dB CNEL
- 70-75 dB CNEL
- 75+ dB CNEL







0 325 650 1,300 Feet

1 inch = 658 feet

Image courtesy of USGS © 2015 Microsoft Corporation

2101-2175 Kettner Boulevard



-  Safety Zone 1
-  Safety Zone 2
-  Safety Zone 3
-  Safety Zone 4
-  Safety Zone 5
-  CPA/Neighborhood

0 325 650 1,300 Feet

1 inch = 658 feet

Image courtesy of USGS © 2015 Microsoft Corporation

RESOLUTION NO. 2015-0007 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 130 ATTACHED RESIDENTIAL UNITS AND LEASEABLE COMMERCIAL SPACE AT 2101-2175 KETTNER BOULEVARD, 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 §21670.3 of the California Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed project: Construction of 130 Attached Residential Units and Leasable Commercial Space at 2101-2175 Kettner Boulevard, 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), adopted and amended in 2014; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of a mixed-use development of 130 attached residential units and leasable commercial space; and

WHEREAS, the proposed project would be located within the 65-70 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies commercial uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, and residential uses as conditionally compatible, 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

WHEREAS, the proposed project is in compliance with the SDIA Threshold Siting Surface (TSS) height restrictions and is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA); and

WHEREAS, the greater portion of the building of the proposed project is located within Safety Zone 3 Southeast: Little Italy, and the ALUCP provides that the compatibility criteria of the zone in which the greater portion of a building is located shall apply to the entire project, and, therefore, the project is subject to

and in compliance with the total intensity limitations for a mixed-use project within Safety Zone 3 Southeast ; and

WHEREAS, the proposed project is located within the overflight notification area, and the ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses, but does not require an additional overflight notification where an avigation easement is required; 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

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 130 Attached Residential Units and Leasable Commercial Space at 2101-2175 Kettner Boulevard, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted in and amended in 2014, based upon the following facts and findings:

- (1) The proposed project involves the construction of a mixed-use development of 130 attached residential units and leasable commercial space.
- (2) The proposed project is located within the 65-70 dB CNEL noise contour. The ALUCP identifies commercial uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, and residential uses as conditionally compatible, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an avigation 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 avigation easement must be recorded with the County Recorder.
- (3) The proposed project is located within the TSS. The maximum allowable height for a project on this site is approximately 134 feet Above Ground Level (AGL). The maximum height of the proposed project is approximately 84 feet AGL. The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the FAA.
- (4) The greater portion of the building of the proposed project is located within Safety Zone 3 Southeast: Little Italy. The ALUCP provides that the

compatibility criteria of the zone in which the greater portion of a building is located shall apply to the entire project, and, therefore, the project is subject to a total intensity limitation of 732 people per acre for a mixed-use project within Safety Zone 3 Southeast. The 0.69 acre property would thus allow 504 people total for both residential and non-residential uses together. The 130 residential units would translate to 204 people at the 1.57 people per household figure for Safety Zone 3 Southeast in the ALUCP. The 9,100 square feet of leasable commercial space would yield 152 people assuming the highest intensity service occupancy factor of 60 square feet per person. The sum of 204 people and 152 people would yield 356 people, which complies with the 504 total people limit for both residential and non-residential uses together for the 0.69 acre property within Safety Zone 3 Southeast.

- (5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC, but does not require an additional overflight notification where an aviation easement is required.
- (6) 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 the ALUC FINDS this determination is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065, and is not a "development" as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 19th day of February, 2015, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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

APPROVED AS TO FORM:

**BRETON K. LOBNER
GENERAL COUNSEL**

Item 5



Status Update Presentation on Airport Land use Compatibility Plans

Airport Land Use
Commission

February 19, 2015

What is an ALUCP?

- Airport Land Use Compatibility Plan
 - Provides airport compatibility policy guidance for areas surrounding the airport
 - Implemented by local agencies
 - Applies **ONLY** to new development and redevelopment
 - No authority over existing land use

Why is an ALUCP Needed?

- Protects people and aircraft in the air and on the ground in the vicinity of airports
- Protects airports from encroachment
- Required by state law*

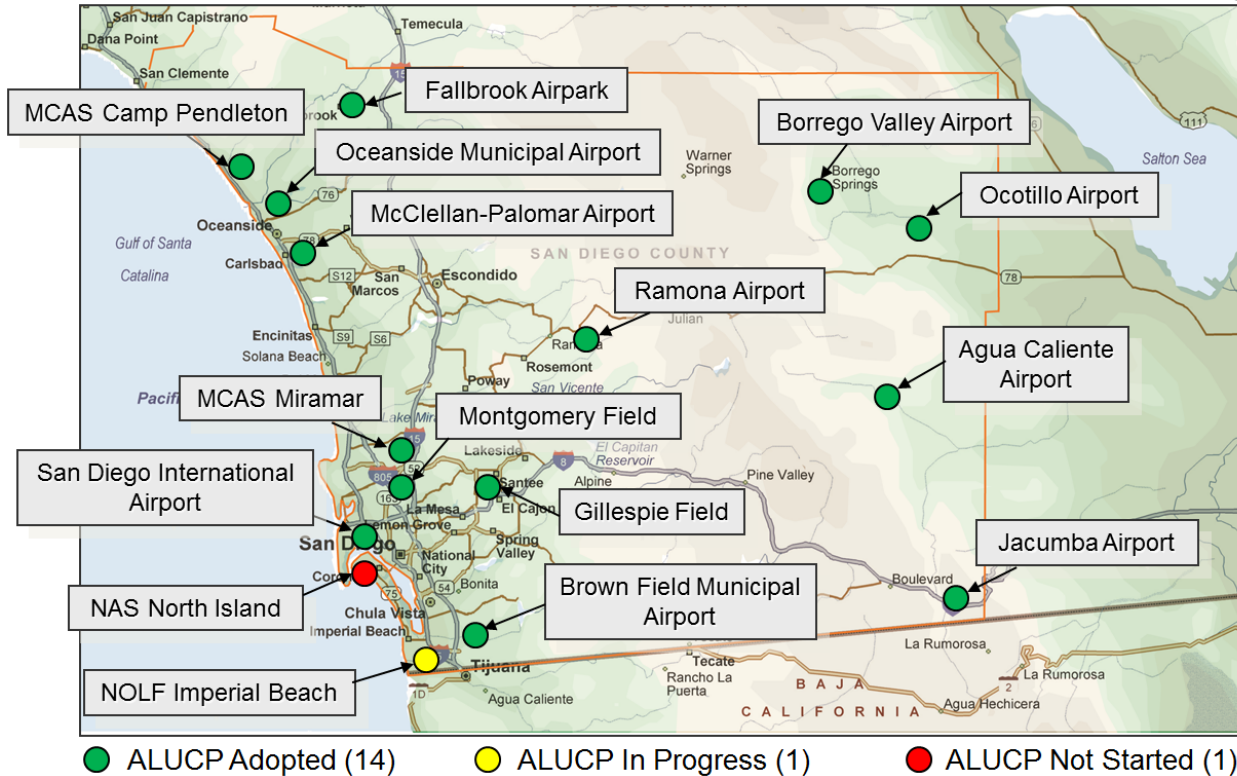
* PUC Section 21670(a)(1)

Powers and Duties of ALUC*

- Responsible for 16 airports in San Diego County
- Prepare and adopt ALUCPs
- Assist local agencies in ensuring compatible land uses in vicinity of airports
- Review land use actions of local agencies and plans of airport operators

* PUC Section 21674

Status of ALUCPs in San Diego



Timeline

Rural Airports (6)

Agua Caliente Airport
Borrego Valley Airport
Fallbrook Community Airpark
Jacumba Airport
Ocotillo Airport
Ramona Airport

2006

Urban Airports (5)

Brown Field Municipal Airport
Gillespie Field
Montgomery Field
McClellan-Palomar Airport
Oceanside Municipal Airport

2010

Marine Corps Air Station Camp Pendleton
Marine Corps Air Station Miramar

2008

San Diego International Airport

2014

Upcoming ALUCP Efforts

● NOLF Imperial Beach ALUCP

- Draft ALUCP prepared
- CEQA exempt (no land use displacement)
- Additional outreach – Coronado Cays
- ALUC adoption by Board

● Urban/Rural ALUCP Updates

- Update based on latest ALPs
- Update based on 2011 Caltrans Handbook
- Update policies to be consistent with SDIA ALUCP, when applicable (simplifies implementation by City of San Diego)

● North Island ALUCP

- Outreach Plan prepared
- Begin developing plan

● Marine Corps ALUCPs

- No updates needed at this time