

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY



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THELLA E. BOWENS

AIRPORT LAND USE COMMISSION AGENDA

Thursday, July 23, 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

***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 1-3):

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 June 25, 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 368 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 460 16TH STREET, 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. 2015-0019 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)

OLD BUSINESS:

NEW BUSINESS:

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. The MTS bus stop at Terminal 1 is a very short walking distance from the Commuter Terminal. ADA paratransit operations will continue to serve the Commuter Terminal as required by Federal regulation. For MTS route, fare and paratransit 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>
September 17	Thursday	9:00 a.m.	Regular	Board Room
October 15	Thursday	9:00 a.m.	Regular	Board Room

DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, JUNE 25, 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 11:43 a.m. on Thursday, June 25, 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, Cox, Farnam (Ex Officio), Gleason, Hubbs, Janney, Robinson, Sessom

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

ALSO PRESENT: Angela Shafer-Payne, Vice President, Operations; 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 1-4):

ACTION: Moved by Commissioner Alvarez and seconded by Commissioner Robinson to approve the Consent Agenda. Motion carried by the following vote: YES – Alvarez, Cox, Gleason, Hubbs, Janney, Robinson, Sessom; NO – None; ABSENT – Boling, Desmond (Weighted Vote Points: YES – 75; NO – 0; ABSENT – 25)

CONSENT AGENDA (Items 1-4):

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the May 21 2015, 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 A DETACHED RESIDENTIAL UNIT AT 2760 BAYSIDE WALK, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2015-0017 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 5 ATTACHED RESIDENTIAL UNITS AT 2359-63 FRONT STREET, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2015-0018 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

OLD BUSINESS: None

NEW BUSINESS: None

COMMISSION COMMENT: None

ADJOURNMENT: The meeting was adjourned at 11:44 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 23rd DAY OF JULY, 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: **JULY 23, 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:

San Diego International Airport (SDIA) ALUCP

Construction of Eating & Drinking Establishment at 1565 India Street, City of San Diego

Deemed Complete & Consistent on July 7, 2015

Description of Project: The proposed project involves the construction of an eating and drinking establishment.

Noise Contours: The proposed project is located within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise contour. The ALUCP identifies eating and drinking establishment uses 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 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: The proposed project is located within the overflight notification area, but does not contain any new residential uses subject to overflight notification requirements.

Brown Field Municipal Airport, Gillespie Field, Montgomery Field, Marine Corps Air Station (MCAS) Miramar, and SDIA ALUCPs

Amendments to Affordable Housing Density Bonus Regulations, City of San Diego

Deemed Complete & Consistent on July 1, 2015

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Description of Project: The project proposes amendments to the City of San Diego Land Development Code to align municipal regulations with newly effective State requirements. The project consists only of land use regulations and does not propose any physical improvements.

Noise Contours: The proposed project does not involve any actual development and thus does not impact the noise exposure contours of any airport.

Airspace Protection Surfaces: The proposed project does not involve any actual development and thus does not impact the airspace protection surfaces of any airport.

Safety Zones: The proposed project does not involve any actual development and thus does not impact the safety zones of any airport.

Overflight Notification: The proposed project does not involve any actual development and thus does not impact the overflight notification requirements of any airport.

Community Plan Implementation Ordinance, City of San Diego

Deemed Complete & Consistent on July 1, 2015

Description of Project: The project proposes amendments to the City of San Diego Land Development Code to create 15 new land use zones in order to allow for higher residential densities in certain mixed-use villages and to provide new and modified code regulations and definitions to incentivize mixed-use development. The project consists only of land use regulations and does not actually rezone any properties or propose any physical improvements.

Noise Contours: The proposed project does not involve any actual development and thus does not impact the noise exposure contours of any airport.

Airspace Protection Surfaces: The proposed project does not involve any actual development and thus does not impact the airspace protection surfaces of any airport.

Safety Zones: The proposed project does not involve any actual development and thus does not impact the safety zones of any airport.

Overflight Notification: The proposed project does not involve any actual development and thus does not impact the overflight notification requirements of any airport.

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
July 23, 2015**

Item # 3 Resolution # 2015-0019 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 368 ATTACHED RESIDENTIAL UNITS WITH
LEASABLE COMMERCIAL SPACE AT 460 16TH STREET, CITY OF SAN
DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a mixed-use, building of 5 and 21 stories comprising 368 residential units; 18,580 square feet of ground-level, commercial space; and two levels of underground and two levels of above-ground parking garages on a property of 1.38 acres. (See the attached map.) The application was deemed complete by ALUC staff on July 1, 2015.

Noise Contours: The proposed project is located outside the 60 decibel Community Noise Equivalent Level (dB CNEL) noise contour. The ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The height of the proposed project will be 260 feet above ground level. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the Federal Aviation Administration (FAA).

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 method as approved by the ALUC.

Interests Disclosure: The property owner and developer is Lennar Multifamily Communities - East Village I Holdings LLC of Aliso Viejo. The architect is Carrier Johnson, Inc. of San Diego. The structural engineer is DCI Engineers of San Diego. The mechanical engineer is McParlane & Associates, Inc. of San Diego.

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The electrical engineer is Elen Consulting, Inc. of San Diego. The civil engineer is Kettler Leweck Engineering of San Diego. The landscape architect is Urban Arena of Costa Mesa. The interior designer is Style Interior Design of Irvine.

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) Structural marking and lighting per FAA procedures.
2) Recordation of an overflight notification with the County Recorder or other alternative method as approved by the ALUC.

460 16th Street



400007



0 1,300 2,600 5,200 Feet

1 inch = 2,633 feet

Image courtesy of USGS © 2015 Microsoft Corporation

RESOLUTION NO. 2015-0019 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 368 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 460 16TH 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 §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 368 Attached Residential Units with Leasable Commercial Space at 460 16th 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), 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, multi-story building of attached residential units and leasable commercial space; and

WHEREAS, the proposed project would be located outside the 60 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) height restrictions and would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by 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

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 368 Attached Residential Units with Leasable Commercial Space at 460 16th Street, 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 a mixed-use, multi-story building of attached residential units and leasable commercial space.
- (2) The proposed project is located outside the 60 dB CNEL noise contour. The ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses.
- (3) The proposed project is located outside the TSS. The maximum height of the proposed project is approximately 260 feet AGL. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the FAA. Therefore, as a condition of project approval, the structure shall be marked and lighted in accordance with FAA procedures.
- (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 23rd day of July, 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