

## Airport Land Use Commission Agenda

Thursday, January 5, 2023

9:00 A.M. or immediately following the Board Meeting

San Diego International Airport  
SDCRAA Administration Building  
Third Floor – Board Room  
3225 N. Harbor Drive  
San Diego, California 92101

### Board Members

Gil Cabrera (Chair)  
Mary Casillas Salas (Vice Chair)  
Paul McNamara  
Paul Robinson  
Esther C Sanchez  
Johanna Schiavoni  
James Sly  
Nora E. Vargas  
Marni von Wilpert

### Ex-Officio Board Members

Col. Thomas M. Bedell  
Gustavo Dallarda  
Gayle Miller

### President/CEO

Kimberly J. Becker

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

*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 Board Services 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 Board Services/Authority Clerk Department.

PLEASE COMPLETE A SPEAKER SLIP 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.***

*The Authority has identified a local company to provide oral interpreter and translation services for public meetings. If you require oral interpreter or translation services, please telephone the Board Services /Authority Clerk Department with your request at (619) 400-2400 at least three (3) working days prior to the meeting.*

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## 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 Commission 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 1-2):

The consent agenda contains items that are routine in nature and non-controversial. Some items may be referred by a standing Board Committee or approved as part of the budget process. 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:**

RECOMMENDATION: Approve the minutes of the December 1, 2022, regular meeting.

## **CONSISTENCY DETERMINATIONS**

### **2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: GILLESPIE FIELD ALUCP, 9224 FAIREN LANE, CITY OF SANTEE; 381 TOWN CENTER PARKWAY, CITY OF SANTEE; SAN DIEGO INTERNATIONAL AIRPORT AND NAVAL AIR STATION NORTH ISLAND ALUCPS, GENERAL PLAN UPDATE WITH MAXIMUM BUILDING HEIGHT INCREASES, CITY OF NATIONAL CITY:**

RECOMMENDATION: Receive the report.

**(Planning & Environmental Affairs: Ralph Redman, Manager, Airport Planning)**

## PUBLIC HEARINGS:

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**OLD BUSINESS:**

**NEW BUSINESS:**

**COMMISSION COMMENT:**

**ADJOURNMENT:**

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## 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 submit a speaker slip 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 submit a speaker slip 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 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.
- 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.
- 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.

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) 400-2550 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](http://www.san.org).

**For those planning to attend the Commission meeting, parking is available in the public parking lot located directly to the East of the Administration Building across Winship Lane. Bring your ticket to the third-floor receptionist for validation.**

You may also reach the SDCRAA Building 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.

**DRAFT**  
**AIRPORT LAND USE COMMISSION**  
**MINUTES**  
**THURSDAY, DECEMBER 1, 2022**  
**SAN DIEGO INTERNATIONAL AIRPORT**  
**BOARD ROOM**

**CALL TO ORDER:** Chair Cabrera called the regular meeting of the Airport Land Use Commission to order at 9:44 a.m. on Thursday, December 1, 2022, at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

**ROLL CALL:**

PRESENT: Commissioners: Blakespear, Cabrera (Chair), Casillas Salas, Dallarda (Ex-Officio), Robinson, Schiavoni, Sly, Vargas, von Wilpert

ABSENT: Commissioners: Bedell (Ex-Officio), McNamara, Miller (Ex-Officio),

ALSO PRESENT: Kimberly J. Becker, President/CEO; Amy Gonzalez, General Counsel; Director, Counsel Services; Tony Russell, Director, Board Services/Authority Clerk; Sean Harris, Assistant Authority Clerk II;

**NON-AGENDA PUBLIC COMMENT:** None.

**CONSENT AGENDA (Items 1-2):**

**ACTION: Moved by Commissioner Casillas Salas and seconded by Commissioner Schiavoni to approve the Consent Agenda. Motion carried by the following votes: YES – Blakespear, Cabrera, Casillas Salas, Robinson, Schiavoni, Sly, Vargas, von Wilpert; NO – None; ABSENT – McNamara; (Weighted Vote Points: YES – 88; NO – 0; ABSENT – 12)**

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the November 3, 2022, regular meeting.

**CONSISTENCY DETERMINATIONS**

**2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: GILLESPIE FIELD ALUCP, 10308 MISSION GORGE ROAD, CITY OF SANTEE**

RECOMMENDATION: Receive the report.

**PUBLIC HEARINGS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**COMMISSION COMMENT:** None.

**ADJOURNMENT:** The meeting was adjourned at 9:45 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 5<sup>th</sup> DAY OF  
JANUARY 2023.

ATTEST:

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TONY RUSSELL  
AUTHORITY CLERK

APPROVED AS TO FORM:

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AMY GONZALEZ  
GENERAL COUNSEL

## Airport Land Use Commission Staff Report

Meeting Date: January 5, 2023

### Report of Determinations of Consistency with Airport Land Use Compatibility Plans

Pursuant to Airport Authority Policy 8.30, Airport Authority staff has conveyed the following preliminary findings per the date indicated to local agencies in response to their applications for determination of consistency with respective Airport Land Use Compatibility Plans (ALUCPs). Staff submits these findings for confirmation by the Airport Land Use Commission (ALUC) to be the consistency determinations effective as of this meeting date.

#### Gillespie Field ALUCP:

##### **Construction of Residential Unit at 9224 Fairen Lane, City of Santee**

Deemed Complete on November 18, 2022

Description of Project: The project involves the construction of a detached residential unit with an existing residence to remain.

Noise Contours: The proposed project lies within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residential unit is sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the residential unit must be sound attenuated to 45 dB CNEL interior noise level.

Airspace Protection Surfaces: The maximum height of the proposed project structure will be approximately 372 feet above mean sea level (13 feet above ground level). 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).

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Safety Zones: The proposed project is located within Safety Zone 4. The ALUCP provides that construction of a single residence, including an accessory residence as defined by state law or local regulations, on a legal lot of record is compatible in all safety zones except Safety Zone 1 if such use is permitted by local land use regulations. The project proposes an accessory residence on a legal lot of record and therefore complies with the ALUCP.

Overflight Notification: The proposed project is located within the overflight notification area. The ALUCP requires that a means of overflight notification be provided for new residential land uses. Therefore, as a condition of project approval, a means of overflight notification must be provided for the residential unit.

Recommendation: Conditionally Consistent

## **Construction of Hotel at 381 Town Center Parkway, City of Santee**

Deemed Complete on December 2, 2022

Description of Project: The project involves the construction of a hotel of 58,692 square feet on a property of 1.6 acres.

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

Airspace Protection Surfaces: The maximum height of the proposed project structure will be approximately 396 feet above mean sea level (52 feet above ground level). 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 Zone 4. The ALUCP identifies hotel uses located within Safety Zone 4 as conditionally compatible with airport uses, provided that the project complies with a maximum intensity of 130 people per acre and maximum Floor Area Ratio (FAR) of 0.6 without risk reduction measures, or a maximum intensity of 260 people per acre and maximum FAR of 1.19 with risk reduction measures incorporated into the project design, and a maximum lot coverage of 70 percent.



The project site of 1.6 acres could thus have a maximum compatible limit of 208 people without risk reduction measures or 416 people with risk reduction measures. The hotel of 58,692 square feet at 200 square feet per person would yield 294 people and an FAR of 0.82, both of which exceed the limits of a building without risk reduction measures but would comply with the ALUCP if risk reduction measures were incorporated into project design. The lot coverage of 19 percent would comply with the ALUCP limit.

To comply with the ALUCP, the project as proposed must incorporate risk reduction measures into project design. Therefore, as a condition of project approval, the project must incorporate risk reduction measures beyond minimum building code requirements and as described in the ALUCP into project building design to the satisfaction of the City of Santee because the project intensity exceeds the maximum intensity limits without risk reduction measures.

Overflight Notification: The proposed project is located within the overflight notification area but does not involve any new residential use subject to overflight notification requirements.

Recommendation: Conditionally Consistent

## **San Diego International Airport (SDIA) and Naval Air Station North Island (NASNI) ALUCPs:**

### **General Plan Update with Maximum Building Height Increases, City of National City**

Deemed Complete on December 2, 2022

Description of Project: The project involves a general plan update that proposes increased maximum building heights within two areas: 24<sup>th</sup> Street Transit Station Focus Area (from 50 feet to 65 feet) within the NASNI ALUCP Airport Influence Area (AIA), and Paradise Valley Hospital Focus Area (from 35 feet to 50 feet) within the SDIA ALUCP AIA. No actual development is proposed.

Noise Contours: The proposed project is not located within any AIA noise contours and does not involve any actual development.

Airspace Protection Surfaces: The proposed project does not involve any actual development and, thus, does not impact any airspace protection boundaries. However, future structures proposed under the general plan update will need to receive a determination of no hazard to air navigation from the Federal Aviation Administration (FAA). Therefore, as a condition of project approval, future structures constructed under this project must receive a Determination of No Hazard to Air Navigation from the FAA.

Safety Zones: The proposed project is not located within any AIA safety zones and does not involve any actual development.

Overflight Notification: The proposed project does not involve any actual development and, thus, does not impact any overflight notification requirements. However, future residences located within the NASNI ALUCP AIA would be subject to overflight notification requirements. Therefore, as a condition of project approval, future residences located within the NASNI ALUCP AIA must be provided some form of overflight notification as provided for in the NASNI ALUCP.

Recommendation: Conditionally Consistent