

## Airport Land Use Commission Agenda

Thursday, October 3, 2024

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

San Diego County Regional Airport Authority  
Administration Building  
First Floor – Board Room  
2417 McCain Road  
San Diego, California 92101

### Board Members

Gil Cabrera (Chair)  
James Sly (Vice-Chair)  
Whitney Benzian  
Lidia S. Martinez  
Monica Montgomery Steppe  
Rafael Perez  
Esther C. Sanchez  
Steve Vaus  
Marni von Wilpert

### Ex-Officio Board Members

Col. R. Erik Herrmann  
Michele Perrault  
Everett Townsend

### President/CEO

Kimberly J. Becker

***Live webcasts of Authority Board meetings can be accessed at  
<https://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 the Office of the Authority Clerk Department 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 Office of the 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.***

Thursday, October 3, 2024

## CALL TO ORDER:

## PLEDGE OF ALLEGIANCE:

## ROLL CALL:

## PRESENTATION:

## 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 September 5, 2024, regular meeting.

## **CONSISTENCY DETERMINATIONS**

### **2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS:**

**SAN DIEGO INTERNATIONAL AIRPORT ALUCP, HILLCREST FOCUS AREA AMENDMENT TO UPTOWN COMMUNITY PLAN, CITY OF SAN DIEGO; MARINE CORPS AIR STATION MIRAMAR ALUCP, UNIVERSITY COMMUNITY PLAN UPDATE, CITY OF SAN DIEGO; BROWN FIELD MUNICIPAL AIRPORT, GILLESPIE FIELD, MARINE CORPS AIR STATION MIRAMAR, MONTGOMERY-GIBBS EXECUTIVE AIRPORT, NAVAL AIR STATION NORTH ISLAND, NAVAL OUTLYING LANDING FIELD IMPERIAL BEACH, AND SAN DIEGO INTERNATIONAL AIRPORT ALUCPS, GENERAL PLAN REFRESH (BLUEPRINT SD), CITY OF SAN DIEGO:**

RECOMMENDATION: Receive the report.

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

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## PUBLIC HEARINGS:

## 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 Airport Administration Building Parking Lot (entrance on the east side of McCain Road). Bring your ticket to the first-floor receptionist for validation.**

**Visitors can park in the lot from 8:00 a.m. to 5:00 p.m.**

You may also reach the SDCRAA Building by using public transit via the San Diego MTS System, Route 923. For route and fare information, please call the San Diego MTS at (619) 233-3004 or 511.

**DRAFT  
AIRPORT LAND USE COMMISSION  
MINUTES  
THURSDAY, SEPTEMBER 5, 2024  
SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY  
BOARD ROOM**

**CALL TO ORDER:** Chair Cabrera called the meeting of the Airport Land Use Commission to order at 9:50 a.m. on Thursday, September 5, 2024, in the Board Room at the San Diego County Regional Airport Authority, Administration Building, 2417 McCain Road, San Diego, CA 92101.

**ROLL CALL:**

PRESENT: Commissioners: Benzian, Cabrera (Chair), Martinez, Montgomery Steppe, Perez, Sanchez, Vaus, von Wilpert

ABSENT: Commissioners: Herrmann (Ex-Officio), Perrault (Ex-Officio), Sly, Townsend (Ex-Officio)

ALSO PRESENT: Kimberly J. Becker, President/CEO; Lee Kaminetz, Assistant General Counsel; Annette Fagan Ortiz, Authority Clerk; Patricia Willis, Assistant Authority Clerk I

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

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

**ACTION: Moved by Commissioner Sanchez and seconded by Commissioner Montgomery Steppe to approve the Consent Agenda. Motion carried by the following votes: YES – Benzian, Cabrera, Martinez, Montgomery Steppe, Perez, Sachez, Vaus, von Wilpert; NO – None; ABSENT – Sly. (Weighted Vote Points: YES – 92; NO – 0; ABSENT - 8)**

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the July 11, 2024, regular meeting.

***CONSISTENCY DETERMINATIONS***

2. **REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: GILLESPIE FIELD ALUCP, ESTABLISHMENT OF OFFICE AND OUTDOOR STORAGE AT 10445 PROSPECT AVENUE, CITY OF SANTEE; OCEANSIDE MUNICIPAL AIRPORT ALUCP, CONSTRUCTION OF 77 RESIDENTIAL UNITS AND LEASABLE COMMERCIAL SPACE AT 503 VISTA BELLA, CITY OF OCEANSIDE; BROWN FIELD MUNICIPAL AIRPORT, GILLESPIE FIELD, MARINE CORPS AIR STATION MIRAMAR, MONTGOMERY-GIBBS EXECUTIVE AIRPORT, NAVAL AIR STATION NORTH ISLAND, NAVAL OUTLYING LANDING FIELD IMPERIAL BEACH, AND SAN DIEGO INTERNATIONAL AIRPORT ALUCPS, 2024 LAND DEVELOPMENT CODE UPDATE, CITY OF SAN DIEGO:**

RECOMMENDATION: Receive the report.

**PUBLIC HEARINGS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**COMMISSION COMMENT:**

**ADJOURNMENT:** The meeting was adjourned at 9:52 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS  
3<sup>rd</sup> DAY OF OCTOBER 2024.

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ANNETTE FAGAN ORTIZ  
AUTHORITY CLERK

APPROVED AS TO FORM:

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LEE KAMINETZ  
ASSISTANT GENERAL COUNSEL

## Airport Land Use Commission Staff Report

Meeting Date: October 3, 2024

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

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 issued the following consistency determinations per their respective Airport Land Use Compatibility Plans (ALUCPs). Authority Policy 8.30(3)(f)(2) states that any determination made by Authority staff in its delegated capacity shall be placed on the ALUC agenda for the next available meeting and shall be considered final if no further action is taken by the ALUC.

#### San Diego International Airport ALUCP:

##### **Hillcrest Focus Area Amendment to Uptown Community Plan, City of San Diego**

Deemed Complete and Consistent on September 9, 2024

Description of Project: The project involves an update to the land use designations in the Hillcrest Focus Area of the Uptown Community Plan. No actual development is proposed.

Noise Contours: The proposed project area is located outside the noise contours of the ALUCP and does not involve any actual development.

Airspace Protection Surfaces: The proposed project area is located within the airspace protection surfaces of the ALUCP, but the project does not propose any actual development that would impact any airspace protection surfaces. Any future development within the project area is subject to potential notification to and review by the Federal Aviation Administration (FAA), and such development must comply with the airspace protection standards of the ALUCP, including the dedication of an airspace avigation easement to SDIA over properties occupied by structures determined by the FAA to require marking and lighting conditions of construction. Any structure deemed to be a hazard to air navigation by the FAA would not be compatible with the airspace protection surfaces of the ALUCP.

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Safety Zones: The proposed project area is located outside the safety zones of the ALUCP and does not involve any actual development.

Overflight Notification: The proposed project area is partially located within the overflight notification area of the ALUCP, but the project does not involve any actual development that would impact any overflight notification requirements. Any future residential development within the overflight notification area must comply with the overflight notification requirements of the ALUCP.

## **Marine Corps Air Station Miramar ALUCP:**

### **University Community Plan Update, City of San Diego**

Deemed Complete and Consistent on September 9, 2024

Description of Project: The project involves an update to the land use designations in the University Community Plan. No actual development is proposed.

Noise Contours: The proposed project area includes properties outside the 60 and within the 60-65, 65-70, 70-75, and 75+ decibel (dB) Community Noise Equivalent Level (CNEL) noise contours of the ALUCP but does not involve any actual development. Some properties of the project area are designated for land uses which may be incompatible with airport uses (for example, residential uses within the 65+ dB CNEL noise contours), but these designations either reflect existing land uses or the ALUCP makes provision for development as compatible (such as considering construction of a single-family and accessory dwelling unit conditionally compatible with sound attenuation to a 45 dB CNEL interior level on each legal lot zoned for residential use).

The project land use designations are therefore not inherently incompatible with the noise contours of the ALUCP. Moreover, properties within the project area are subject to property overlay zoning which is more restrictive than the plan land use designations, and that zoning is compatible with the noise contours of the ALUCP. Therefore, any future development within the project area would have to comply with the zoning, which ensures that such development would be compatible with the noise contours of the ALUCP.



Airspace Protection Surfaces: The proposed project area is located within the airspace protection surfaces of the ALUCP, but the project does not propose any actual development that would impact any airspace protection surfaces. Any future development within the project area is subject to potential notification to and review by the Federal Aviation Administration (FAA), and such development must comply with the airspace protection standards of the ALUCP, including requiring marking and lighting conditions of construction for any structures determined to require such a condition by the FAA. Any structure deemed to be a hazard to air navigation by the FAA would not be compatible with the airspace protection surfaces of the ALUCP.

Safety Zones: The proposed project area is located within the Accident Potential Zones (APZs) I and II and the Transition Zone (TZ) of the ALUCP but does not involve any actual development. Some properties of the project area are designated for land uses which may be incompatible with airport uses (for example, residential uses within the TZ which exceed the compatible density limitations of the ALUCP), but these designations either reflect existing land uses or have been subject to an overrule of the ALUCP by the City Council of San Diego (which increased the ALUCP density limit of 20 units per acre in the TZ to 60 units per acre).

The project land use designations are therefore not inherently incompatible with the safety zones of the ALUCP. Moreover, properties within the project area are subject to property overlay zoning which is more restrictive than the plan land use designations, and that zoning is compatible with the safety zones of the ALUCP. Therefore, any future development within the project area would have to comply with the zoning, which ensures that such development would be compatible with the safety zones of the ALUCP.

Overflight Notification: The proposed project area is partially located within the overflight notification area of the ALUCP, but the project does not involve any actual development that would impact any overflight notification requirements. Any future residential development within the overflight notification area must comply with the overflight notification requirements of the ALUCP.

**Brown Field Municipal Airport, Gillespie Field, Marine Corps Air Station Miramar, Montgomery-Gibbs Executive Airport, Naval Air Station North Island, Naval Outlying Landing Field Imperial Beach, and San Diego International Airport ALUCPs:**

**General Plan Refresh (Blueprint SD), City of San Diego**

Deemed Complete and Consistent on September 9, 2024

Meeting Date: October 3, 2024

Description of Project: The project involves an update to the City of San Diego General Plan known as Blueprint SD. The project seeks to realize climate resilience and regional transportation goals of optimizing transit and non-motorized forms of mobility by integrating growth opportunities for housing, employment, and service nodes with existing transportation infrastructure. No actual development is proposed.

Noise Contours: The proposed project does not involve any actual development and, thus, does not impact any ALUCP noise contours. Any future development under the project must comply with the noise standards of applicable ALUCPs.

Airspace Protection Surfaces: The proposed project does not involve any actual development and, thus, does not impact any ALUCP airspace protection boundaries. Any future development under the project must comply with the airspace protection standards of applicable ALUCPs.

Safety Zones: The proposed project does not involve any actual development and, thus, does not impact any ALUCP safety zones. Any future development under the project must comply with the safety zone standards of applicable ALUCPs.

Overflight Notification: The proposed project does not involve any actual development and, thus, does not impact any ALUCP overflight notification requirements. Any future development under the project must comply with the overflight notification requirements of applicable ALUCPs.