

**DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, SEPTEMBER 2, 2010
BOARD ROOM**

CALL TO ORDER: Chair Gleason called the meeting of the Airport Land Use Commission to order at 2:59 p.m. on Thursday, September 2, 2010, 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: Commissioners: Boland, Cox, Desmond, Finnila, Gleason, Panknin, Robinson, Smisek

ABSENT: Commissioners: Berman (Ex-Officio), Col. Richie (Ex- Officio), Young

ALSO PRESENT: Thella F. Bowens, President/CEO; Breton K. Lobner, General Counsel; Tony R. Russell, Director, Corporate Services/Authority Clerk; Sara Real, Assistant Authority Clerk I

NON-AGENDA PUBLIC COMMENT (18 MINUTES): None

CONSENT AGENDA (Items 1-9):

Commissioner Finnila registered her NO vote on Item 5.

ACTION: Moved by Commissioner Desmond and seconded by Commissioner Robinson to approve the Consent Agenda. Motion carried by the following vote: YES – Boland, Cox, Desmond, Finnila, Gleason, Panknin, Robinson, Smisek; NO – None; ABSENT – Young. (Weighted Vote Points: YES – 87; NO – 0; ABSENT – 13)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the July 1, 2010 regular meeting.

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CONSISTENCY DETERMINATIONS

City of San Diego

- 2. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 8 MULTI-FAMILY RESIDENTIAL UNITS AT 3360 REYNARD WAY, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2010-0039 ALUC, making the determination that the project is consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.
- 3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 10 MULTI-FAMILY RESIDENTIAL UNITS AT 3628 COLUMBIA STREET, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2010-0040 ALUC, making the determination that the project is 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 9 MULTI-FAMILY RESIDENTIAL UNITS WITH LEASABLE RETAIL SPACE AT 3625 INDIA STREET, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2010-0041 ALUC, making the determination that the project is consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.
- 5. CONSISTENCY DETERMINATION – MONTGOMERY FIELD AIRPORT LAND USE COMPATIBILITY PLAN – ESTABLISHMENT OF RESTAURANT WITHIN EXISTING BUILDING AT 4428 CONVOY STREET, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2010-0042 ALUC, making the determination that the project is conditionally consistent with the Montgomery Field Airport Land Use Compatibility Plan.
- 6. CONSISTENCY DETERMINATION – MARINE CORPS AIR STATION MIRAMAR AND MONTGOMERY FIELD AIRPORT LAND USE COMPATIBILITY PLANS – ESTABLISHMENT OF RESTAURANT WITHIN EXISTING BUILDING AT 5375 KEARNY VILLA ROAD, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2010-0043 ALUC, making the determination that the project is consistent with the Marine Corps Air Station Miramar and Montgomery Field Airport Land Use Compatibility Plans.

7. **CONSISTENCY DETERMINATION – MARINE CORPS AIR STATION MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN – ESTABLISHMENT OF RELIGIOUS ASSEMBLY FACILITY WITHIN EXISTING BUILDING AT 10788 ROSELLE STREET, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2010-0044 ALUC, making the determination that the project is conditionally consistent with the Marine Corps Air Station Miramar Airport Land Use Compatibility Plan.
8. **CONSISTENCY DETERMINATION – MARINE CORPS AIR STATION MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN – ESTABLISHMENT OF UTILITY EQUIPMENT STORAGE STRUCTURES AT 5784 COPLEY DRIVE, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2010-0045 ALUC, making the determination that the project is consistent with the Marine Corps Air Station Miramar Airport Land Use Compatibility Plan.

County of San Diego

9. **CONSISTENCY DETERMINATION – RAMONA AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – SUBDIVISION TO CREATE 22 SINGLE-FAMILY RESIDENTIAL UNITS AT HIGHLAND VALLEY ROAD AT RANGELAND ROAD, COUNTY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2010-0046 ALUC, making the determination that the project is conditionally consistent with the Ramona Airport - Airport Land Use Compatibility Plan.

NEW BUSINESS:

10. **CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF OFFICE BUILDING AT 2155 FIRST AVENUE, CITY OF SAN DIEGO:**
Keith Wilschetz, Director, Airport Planning, provided a presentation on the Consistency Determination: Construction of Office Building at 2155 First Avenue, City of San Diego.

Commissioner Panknin stated that the project will be an improvement on the existing use, and improvements to existing properties should be included in the San Diego International Airport Airport Land use Compatibility Plan.

TAIT GALLOWAY, SAN DIEGO, City of San Diego, stated that the City of San Diego allows commercial use on First Avenue. He further stated that the City considers infill when reviewing any underutilized parcels.

In response to Chair Gleason regarding zoning and the infill finding on this project, Mr. Galloway stated that no zone changes are required, and that the City defines infill as anything that is underutilized, including vacant or developed property.

MATTHEW WINTER, SAN DIEGO, Davis Davis Architects, provided an overview of the project, and urged the Commission to consider the infill finding.

JOSH GRUDENBERG, SAN DIEGO, property owner, provided an overview of the project, and urged approval.

Commissioner Robinson requested the property owner to commit to sound attenuation if the project is determined consistent.

Commissioner Finnila stated that this project illustrates the issues that the Commission will deal with during the SDIA ALUCP process. She stated that the definition of infill needs to be clarified.

In response to Chair Gleason, Mr. Wilschetz confirmed that the infill definition in the urban ALUCP's just adopted by the Commission is broader than what's in the current ALUCP for SDIA. He stated that it will likely be revised but that cannot be determined at this time.

Chair Gleason and Commissioner Robinson reported ex-parte communications with Jerry Livingston.

RECOMMENDATION: Adopt Resolution No. 2010-0033 ALUC, making the determination that the project is not consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

ACTION: Moved by Board Member Robinson and seconded by Board Member Panknin to adopt a conditionally consistent finding under the infill theory, with the understanding that the building will be designed so that the noise is attenuated to 45dB or less. Motion carried by the following vote: YES – Boland, Cox, Desmond, Gleason, Panknin, Robinson, Smisek; NO – Finnila; ABSENT – Young. (Weighted Vote Points: YES – 74; NO – 13; ABSENT – 13)

COMMISSION COMMENT: None

ADJOURNMENT: The meeting was adjourned at 3:31 p.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS
7th DAY OF OCTOBER, 2010.

TONY R. RUSSELL
DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

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