

AIRPORT LAND USE COMMISSION
AGENDA

Thursday, October 3, 2019
9:00 AM 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

**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 the Board Services/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 Board Services/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:

RECOMMENDATION: Approve the minutes of the July 11, 2019 special meeting.

CONSISTENCY DETERMINATIONS

2. **REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT (734 WEST BEECH STREET & 1566 KETTNER BOULEVARD; DOWNTOWN COMMUNITY PLAN; 1270 COLUMBIA STREET; 4559-4565 NIAGARA AVENUE; 1122 4TH AVENUE; 1144 11TH AVENUE; PARK BOULEVARD, 13TH STREET, C STREET, AND BROADWAY; 3075 BROADWAY); GILLESPIE FIELD (10017-23 PROSPECT AVENUE; 10111 PROSPECT AVENUE; 8980 CARLTON HILLS BOULEVARD); OCEANSIDE MUNICIPAL AIRPORT (3340 MISSION AVENUE); BROWN FIELD MUNICIPAL AIRPORT, GILLESPIE FIELD, MONTGOMERY-GIBBS EXECUTIVE AIRPORT, MARINE CORPS AIR STATION MIRAMAR, AND SAN DIEGO INTERNATIONAL AIRPORT (12TH UPDATE TO CITY OF SAN DIEGO LAND DEVELOPMENT CODE; AMENDMENTS TO CITY OF SAN DIEGO LAND DEVELOPMENT CODE TO CREATE MIXED-USE ZONES; AMENDMENTS TO CITY OF SAN DIEGO LAND DEVELOPMENT CODE FOR MODERATE-INCOME HOUSING REGULATIONS):**

RECOMMENDATION: Receive the report.

(Planning & Environmental Affairs: Ralph Redman)

3. **REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: MONTGOMERY-GIBBS EXECUTIVE AIRPORT AND SAN DIEGO INTERNATIONAL AIRPORT (MORENA CORRIDOR SPECIFIC PLAN, 1150 FASHION VALLEY ROAD):**

RECOMMENDATION: Receive the report.

(Planning & Environmental Affairs: Ralph Redman)

PUBLIC HEARINGS:

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 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.
- 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 Administration Building. 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
SPECIAL AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, JULY 11, 2019
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM

CALL TO ORDER: Chairman Boling called the special meeting of the Airport Land Use Commission to order at 12:27 p.m. on Thursday, July 11, 2019, in the Board Room at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PRESENT: Commissioners: Binns (Ex-Officio) Boling, Desmond, Dockery (Ex-Officio), Kersey, Lloyd, Robinson, Schiavoni, Schumacher

ABSENT: Commissioners: Cox, Miller (Ex-Officio), West

ALSO PRESENT: Kimberly J. Becker, President/CEO; Amy Gonzalez, General Counsel; Tony R. Russell, Director, Board Services/Authority Clerk; Martha Morales, Assistant Authority Clerk I

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-2):

ACTION: Moved by Commissioner Desmond and seconded by Commissioner Kersey to approve the Consent Agenda, noting Commissioner Robinson's RECUSAL on Item 2. Motion carried by the following votes: YES – Boling, Desmond, Kersey, Lloyd, Robinson, Schiavoni, Schumacher; NO – None; ABSENT – Cox, West; (Weighted Vote Points: YES – 80; NO – 0; ABSENT – 20)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the May 30, 2019 special meeting.

2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT, 353 EUCLID AVENUE, 4684 SANTA CRUZ AVENUE:

RECOMMENDATION: Receive the report.

PUBLIC HEARINGS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting adjourned at 12:28 p.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 3RD DAY OF OCTOBER, 2019.

ATTEST:

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

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

Item No.

2

Meeting Date: **October 3, 2019**

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 ALUCPs:

San Diego International Airport (SDIA) ALUCP

General and Community Plan Amendments, Municipal Code Amendments, and Rezone for Downtown Community Plan, City of San Diego

Deemed Complete & Consistent on July 9, 2019

Description of Project: The project proposes amendments to the City of San Diego Municipal Code, General Plan, and Downtown Community Plan as well as a rezone of the Marina area to match the Centre City Planned District Ordinance all in order to transfer the land use approval process from Civic San Diego to the City of San Diego. The amendments and rezone do not change permitted land uses or the permitted intensities of any land use. The project does not include any physical development.

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

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

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

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

Construction of 295 Attached Residential Units with Leasable Commercial Space at 734 West Beech Street and 64 Attached Residential Units at 1566 Kettner Boulevard, City of San Diego

Deemed Complete & Conditionally Consistent on July 18, 2019

Description of Project: The proposed project involves the construction of a 30-story building with 295 attached residential units with leasable commercial space and an 8-story building with 64 attached residential units.

Noise Contours: The proposed project lies within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies commercial uses located within the 60-65 dB CNEL noise contour as compatible and residential uses as conditionally 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, residences shall be sound attenuated to 45 dB CNEL interior noise level.

Airspace Protection Surfaces: The proposed project is located outside the Threshold Siting Surface (TSS). The maximum height of the proposed project structure will be approximately 336 feet above ground level, and the maximum height of the proposed construction crane will be approximately 415 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) for the project and an aviation easement for airspace is recorded with the County Recorder. Therefore, as a condition of project approval, the structure shall be marked and lighted in accordance with FAA procedures and an aviation easement for airspace recorded with the County Recorder.

Safety Zones: The project area is located outside all safety zones.

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. In instances when an aviation easement is required, the overflight notification requirement is satisfied.

Construction of 144 Attached Residential Units, 307 Hotel Rooms, and Leasable Commercial Space at 1270 Columbia Street, City of San Diego

Deemed Complete & Conditionally Consistent on July 25, 2019

Description of Project: The proposed project involves the construction of a 38-story building with 144 attached residential units, 307 hotel rooms, and leasable commercial space.

Noise Contours: The proposed project lies outside the 60 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 proposed project is located outside the TSS. The maximum height of the proposed project structure will be approximately 415 feet above ground level or approximately 440 above mean sea level, and the maximum height of the proposed construction crane will be approximately 465 feet above ground level or approximately 495 feet above mean sea 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 FAA for the project and an aviation easement for airspace is recorded with the County Recorder. Therefore, as a condition of project approval, the structure shall be marked and lighted in accordance with FAA procedures and an aviation easement for airspace recorded with the County Recorder.

Safety Zones: The project area is located outside all safety zones.

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. In instances when an aviation easement is required, the overflight notification requirement is satisfied.

Construction of Four Detached Residential Units at 4559-4565 Niagara Avenue, City of San Diego

Deemed Complete & Conditionally Consistent on August 1, 2019

Description of Project: The project involves the construction of four detached residential units on a 0.35 acre property.

Noise Contours: The proposed project lies within the 60-65 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 residences are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level.

Airspace Protection Surfaces: The maximum height of the proposed project structures will be approximately 30 feet above ground level. The proposed project is located outside the SDIA 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 project area is located outside all safety zones.

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 shall be provided for each residential unit.

**Downtown Community Plan Amendment and Zoning Ordinance
Amendment at 1122 4th Avenue, City of San Diego**

Deemed Complete & Consistent on August 13, 2019

Description of Project: The project proposes amendments to the City of San Diego Downtown Community Plan and Centre City Planned District Ordinance to remove the Employment Required overlay zone from a property. The amendments do not change permitted land uses or the permitted intensities of any land use. The project does not include any physical development.

Noise Contours: The project area is located outside all noise exposure contours.

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

Safety Zones: The project area is located outside all safety zones.

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

**Construction of 477 Attached Residential Units with Leasable Commercial
Space at 1144 11th Avenue, City of San Diego**

Deemed Complete & Conditionally Consistent on August 13, 2019

Description of Project: The proposed project involves the construction of a 40-story building with 477 attached residential units with leasable commercial space.

Noise Contours: The proposed project lies outside the 60 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 proposed project is located outside the TSS. The maximum height of the proposed project structure will be approximately 494 feet above mean sea level, and the maximum height of the proposed construction crane will be approximately 540 feet above mean sea level. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure and crane are marked and lighted in accordance with a determination of no hazard to air navigation issued by the FAA for the project and an aviation easement for airspace is recorded with the County Recorder. Therefore, as a condition of project approval, the structure and crane shall be marked and lighted in accordance with FAA procedures and an aviation easement for airspace recorded with the County Recorder.

Safety Zones: The project area is located outside all safety zones.

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. In instances when an aviation easement is required, the overflight notification requirement is satisfied.

Construction of Three Buildings Totaling 641 Attached Residential Units and Leasable Commercial Space at Park Boulevard, 13th Street, C Street, and Broadway, City of San Diego

Deemed Complete & Conditionally Consistent on August 13, 2019

Description of Project: The proposed project involves the construction of a 40-story building, a 7-story building, and a 6-story building with 641 attached residential units and leasable commercial space.

Noise Contours: The proposed project lies outside the 60 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 proposed project is located outside the TSS. The maximum height of the proposed project structure will be approximately 478 feet above mean sea level, and the maximum height of the proposed construction crane will be approximately 540 feet above mean sea level. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure and crane are marked and lighted in accordance with a determination of no hazard to air navigation issued by the FAA for the project and an aviation easement for airspace is recorded with the County Recorder. Therefore, as a condition of project approval, the structure and crane shall be marked and lighted in accordance with FAA procedures and an aviation easement for airspace recorded with the County Recorder.

Safety Zones: The project area is located outside all safety zones.

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. In instances when an aviation easement is required, the overflight notification requirement is satisfied.

Construction of 11 Attached Residential Units at 3075 Broadway, City of San Diego

Deemed Complete & Conditionally Consistent on August 16, 2019

Description of Project: The project involves the construction of 11 attached residential units.

Noise Contours: The proposed project lies within the 65-70 dB CNEL noise exposure contour. The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as conditionally compatible with airport uses, 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. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level and an aviation easement for aircraft noise and height be recorded with the County Recorder.

Airspace Protection Surfaces: The maximum height of the proposed project structures will be approximately 230 feet above mean sea level. The proposed project is located outside the SDIA 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.

Safety Zones: The project area is located outside all safety zones.

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. In instances when an aviation easement is required, the overflight notification requirement is satisfied.

Gillespie Field ALUCP**Construction of Storage Warehouse with Office and Showroom at 10017-23 Prospect Avenue, City of Santee**

Deemed Complete & Conditionally Consistent on July 12, 2019

Description of Project: The project involves the construction of two connected buildings, each of two stories and one including a mezzanine, of 25,656 total square feet on a property of 42,780 square feet.

Noise Contours: The proposed project lies within the 65-70 and 70-75 dB CNEL noise exposure contours. The ALUCP identifies warehouse uses within the 65-70 dB CNEL noise contour as compatible and within the 70-75 dB CNEL noise contour as conditionally compatible with airport uses, provided that the office component is sound attenuated to 50 dB CNEL interior noise level. The ALUCP requires that an aviation easement for aircraft noise be recorded with the County Recorder for all conditionally compatible uses in noise contours of 65 dB CNEL or higher. Therefore, as a condition of project approval, the office component must be sound attenuated to 50 dB CNEL interior noise level and an aviation easement for aircraft noise be recorded with the County Recorder.

Airspace Protection Surfaces: The height of the proposed project structure will be 40 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 FAA.

Safety Zones: The buildings of the proposed project are located within Safety Zones 2 and 5. The ALUCP identifies warehouse uses located within Safety Zones 2 and 5 as compatible with airport uses and offices as conditionally compatible with airport uses, provided that the office complies with a Floor Area Ratio (FAR) of 0.52 for Safety Zone 2 and 1.97 for Safety Zone 5, each with risk reduction measures incorporated into project design. The project proposes an FAR of 0.44 for the office portion within Safety Zone 2 and an FAR of 0.23 for the office portion within Safety Zone 5, and therefore complies with the respective Safety Zone FARs.

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.

Construction of Two Storage Buildings at 10111 Prospect Avenue, City of Santee

Deemed Complete & Consistent on July 18, 2019

Description of Project: The project involves the construction of a two single-story storage buildings.

Noise Contours: The proposed project lies within the 65-70 dB CNEL noise exposure contour. The ALUCP identifies storage uses located within the 65-70 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The height of the proposed project structure will be 15 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 FAA.

Safety Zones: The proposed project is located within Safety Zone 5. The ALUCP identifies storage uses located within Safety Zone 5 as compatible with airport uses.

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.

Construction of a Retail Sales Building at 8980 Carlton Hills Boulevard, City of Santee

Deemed Complete & Consistent on July 18, 2019

Description of Project: The project involves the construction of a single-story retail sales building.

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

Airspace Protection Surfaces: The height of the proposed project structure will be approximately 14 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 FAA.

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

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.

Oceanside Municipal Airport ALUCP**Construction of Community/Neighborhood Shopping Center at 3340 Mission Avenue, City of Oceanside**

Deemed Complete & Conditionally Consistent on July 18, 2019

Description of Project: The project involves the construction of a community/neighborhood shopping center within 6 buildings of 20,230 total square feet on a property of 3.73 acres.

Noise Contours: The proposed project lies outside the 60 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 structures will be 31 feet above ground level. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structures are marked and lighted in accordance with determinations of no hazard to air navigation issued by the FAA and an aviation easement for airspace is recorded with the County Recorder. Therefore, as a condition of project approval, the structures shall be marked and lighted in accordance with FAA procedures and an aviation easement for airspace must be recorded with the County Recorder.

Safety Zones: The proposed project is located within Safety Zones 2 and 3. The ALUCP identifies a community/neighborhood shopping center use located within Safety Zones 2 and 3 as conditionally compatible with airport uses, provided that the proposed project complies with an FAR of 0.17 for Safety Zone 2 and 0.28 for Safety Zone 3. The project proposes an FAR of 0.10 for the portion within Safety Zone 2 and an FAR of 0.16 for the portion within Safety Zone 3, and therefore complies with the respective Safety Zone FARs.

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.

Brown Field Municipal Airport, Gillespie Field, Montgomery-Gibbs Executive Airport, Marine Corps Air Station Miramar, and SDIA ALUCPs**12th Update to Land Development Code, City of San Diego**

Deemed Complete & Consistent on August 7, 2019

Description of Project: The project proposes a variety of miscellaneous amendments to the City of San Diego Land Development Code in matters such as clarifications and error corrections as well as permit streamlining and process improvements to increase housing opportunities. None of the amendments has a direct bearing upon airport related matters and do not include any physical improvements.

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

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

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

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

Amendments to Land Development Code to Create Mixed-Use Zones, City of San Diego

Deemed Complete & Consistent on August 13, 2019

Description of Project: The project proposes amendments to the City of San Diego Land Development Code to add six new mixed-use base zones without actually zoning any land. The amendments thus do not change permitted land uses or the permitted densities or intensities of any land use. The project does not include any physical development.

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

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

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

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

Amendments to Land Development Code for Moderate Income Housing Regulations, City of San Diego

Deemed Complete & Consistent on August 16, 2019

Description of Project: The project proposes amendments to the City of San Diego Land Development Code in order to offer density bonuses, waivers, and other local incentives to expand the production of housing units for moderate income earners. None of the amendments has a direct bearing upon airport related matters and do not include any physical improvements.

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

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

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

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

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

Item No.
3

Meeting Date: **October 3, 2019**

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 ALUCPs:

San Diego International Airport (SDIA) and Montgomery-Gibbs Executive Airport ALUCPs

Adoption of Morena Corridor Specific Plan Area, Updates to Clairemont Mesa and Linda Vista Community Plans, and Rezones of Linda Vista Community Plan Properties, City of San Diego

Deemed Complete & Conditionally Consistent on September 6, 2019

Description of Project: The proposed project involves the adoption of a specific plan, update of community plans, and rezones of certain properties within the project area to include increases in the permitted heights of structures, but without any physical construction proposed.

Noise Contours: The proposed project is located outside all noise contours.

Airspace Protection Surfaces: The proposed project is located within the airspace protection boundaries for both airports and proposes to increase previous height limits, but does not propose any physical construction. The proposed project would be conditionally compatible if future construction within the project area complies with the airspace protection policies of the applicable ALUCP, including obtaining and complying with the conditions of a determination of no hazard from the Federal Aviation Administration (FAA) for any project meeting FAA notice criteria.

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

Overflight Notification: The proposed project is located within the overflight notification area for both airports. The City provides overflight notification to affected properties through the Airport Land Use Compatibility Overlay Zone (ALUCOZ) for Montgomery-Gibbs Executive Airport and through the Airport Environs Overlay Zone (AEOZ) for SDIA, but no physical construction is proposed by this project.

Amendments to General Plan, Mission Valley Community Plan, and Riverwalk Specific Plan Area with Rezone for Construction of up to 4,300 Attached Residential Units with Offices, Retail Sales, Park and Open Space at 1150 Fashion Valley Road, City of San Diego

Deemed Complete & Consistent on September 6, 2019

Description of Project: The proposed project involves amendment of a general plan, community plan, and specific plan, with rezones of properties within the project area to allow for the construction of up to 4,300 attached residential units, approximately 1 million square feet of office, approximately 152,000 square feet of retail, and approximately 100 acres of parks and open space.

Noise Contours: The proposed project is located outside all noise contours.

Airspace Protection Surfaces: The proposed project is located within the airspace protection boundaries for both airports and is outside of the SDIA Threshold Siting Surface (TSS). The maximum height of the proposed project structures will be 247 feet above mean sea level. The proposed project is in compliance with all ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the FAA.

Safety Zones: The project area is located outside all safety zones.

Overflight Notification: The proposed project is located within the overflight notification area for both airports. The City provides overflight notification to affected properties through the ALUCOZ for Montgomery-Gibbs Executive Airport and through the AEOZ for SDIA.