

#### Board Members

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

## Airport Land Use Commission Agenda

Thursday, March 3, 2022

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

San Diego International Airport  
SDCRAA Administration Building  
3225 N. Harbor Drive  
San Diego, California 92101

#### Ex-Officio Board Members

Col. Thomas M. Bedell  
Gustavo Dallarda  
Gayle Miller

#### President/CEO

Kimberly J. Becker

This meeting of the Airport Land use Commission will be conducted pursuant to the provisions of California Assembly Bill 361 which suspends certain requirements of the Ralph M. Brown Act. On February 3, 2022, the San Diego County Regional Airport Authority Board adopted Resolution No. 2022-0021 finding that as a result of the continuing State of Emergency and the fact that local officials have recommended measures to promote social distancing and a finding that meeting in person continues to present imminent risks to the health and safety of attendees, it is in the best interest of the Authority and the public to continue to conduct meetings of the Board and Committees virtually pursuant to AB 361. Therefore, in the interest of public health, all Board Members will be participating in the meeting electronically. In accordance with Assembly Bill 361 and Authority Board Resolution No. 2022-0021, there will be no members of the public in attendance at the Meeting. We are providing alternatives to in-person attendance for viewing and participating in the meeting. In lieu of in-person attendance, members of the public may submit their comments in the following manner.

### Public Comment during Board/Committee Meetings

If you'd like to speak live during the meeting, please follow these steps to request to speak:

- **Step 1:** Watch the meeting via the live Webcast located at the following link, <https://www.san.org/Airport-Authority/Meetings-Agendas/ALUC?EntryId=14995>  
**PLEASE NOTE: There is approximately 20 seconds of lag time between the meeting and the Webcast.**
- **Step 2:** When the Chair introduces the item that you would like to comment on, *(or indicates that it is time for Non-Agenda Public Comment)*, call into the public comment line by following the following directions :  
**REMINDER: Please do not call until the item you want to comment on is being discussed.**

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1. **Dial 1-619-737-2396**
2. **When prompted, input Conference ID: [215 571 796#](#)**
3. **You will then hear: "If you're the meeting organizer, press star now. You are now joining the meeting." Ignore this message.**
4. **After a few seconds, you will hear: "Please wait for the leader to admit you into the meeting, thank you for your patience." This is an indication that you are in the waiting room, Authority staff will admit you into the meeting when it is your time to speak.**
5. **After being admitted into the meeting, your microphone will be live, please turn off your webcast to avoid feedback. Staff will then ask you to state your name and begin your comments.**

Written Non-Agenda Public comment and/or Public Comment on agenda items may also be submitted to the Authority clerk at [clerk@san.org](mailto:clerk@san.org). Comments received no later than 8:30 a.m. on the day of the meeting will be distributed to the Board or Committee and included in the record.

## How to Watch the Meeting

You may also view the meeting online at the following link: <https://www.san.org/Airport-Authority/Meetings-Agendas/ALUC?EntryId=14995>

## Requests for Accessibility Modifications or Accommodations

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting the Authority Clerk at (619) 400-2550 or [clerk@san.org](mailto:clerk@san.org). The Authority is committed to resolving accessibility requests swiftly in order to maximize accessibility.

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 Board 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 Board 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.

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## CALL TO ORDER:

## 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 Board.

## 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 February 3, 2022 regular meeting.

## **CONSISTENCY DETERMINATIONS**

### **2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT ALUCP; 611 ISLAND AVENUE, CITY OF SAN DIEGO; 2126 SAN CLEMENTE STREET, CITY OF SAN DIEGO; MARINE CORPS AIR STATION MIRAMAR ALUCP; 9875 TOWNE CENTRE DRIVE, CITY OF SAN DIEGO:**

RECOMMENDATION: Receive the Report.

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

## PUBLIC HEARINGS:

## OLD BUSINESS:

## NEW BUSINESS:

## COMMISSION COMMENT:

## ADJOURNMENT:

Thursday, March 3, 2022

## 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 an email to the Clerk at [clerk@san.org](mailto:clerk@san.org) 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 an email 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 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**  
**AIRPORT LAND USE COMMISSION**  
**MINUTES**  
**THURSDAY, FEBRUARY 3, 2022**  
**SAN DIEGO INTERNATIONAL AIRPORT**  
**BOARD ROOM**

**CALL TO ORDER:** Chair Cabrera called the meeting of the Airport Land Use Commission to order at 9:46 a.m. on Thursday, February 3, 2022, electronically and via teleconference pursuant to the provisions of California Assembly Bill 361 and Resolution No. 2022-0004 at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

**ROLL CALL:**

PRESENT: Board Members: Blakespear, Cabrera, Casillas- Salas, Dallarda (Ex-Officio), McNamara, Robinson, Schiavoni, Sly, Vargas, von Wilpert

ABSENT: Board Members: Bedell (Ex-Officio), Miller (Ex-Officio)

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

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

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

**ACTION: Moved by Commissioner Vargas and seconded by Commissioner Casillas Salas to approve the Consent Agenda. Motion carried by the following votes noting Commissioner Robinson’s RECUSAL on the 2100 Kettner Project identified in Item 2: YES – Blakespear, Cabrera, Casillas Salas, McNamara, Robinson, Schiavoni, Sly, Vargas, von Wilpert; NO – None; ABSENT – None; (Weighted Vote Points: YES – 100; NO – 0; ABSENT – 0)**

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the January 6, 2022 regular meeting.

**CONSISTENCY DETERMINATIONS**

2. **REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT ALUCP; 4962 SARATOGA AVENUE, CITY OF SAN DIEGO, 1505 FERN STREET, CITY OF SAN DIEGO, 2100 KETTNER BOULEVARD, CITY OF SAN DIEGO, 3093 BROADWAY, CITY OF SAN DIEGO:**  
RECOMMENDATION: Receive the Report.

**PUBLIC HEARINGS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**COMMISSION COMMENT:** None.

**ADJOURNMENT:** The meeting adjourned at 9:50 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 3<sup>rd</sup> DAY OF MARCH, 2022.

ATTEST:

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TONY R. RUSSELL  
DIRECTOR, BOARD SERVICES /  
AUTHORITY CLERK

APPROVED AS TO FORM:

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AMY GONZALEZ  
GENERAL COUNSEL

## Airport Land Use Commission Staff Report

Meeting Date: March 3, 2022

### 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 ALUCPs:

#### San Diego International Airport ALUCP:

##### **Construction of 443 Residential Units and Commercial Space at 611 Island Avenue, City of San Diego**

Deemed Complete and Conditionally Consistent on January 24, 2022

Description of Project: The project involves the construction of a mixed-use development consisting of 443 residential units, 985 square feet of commercial space, and underground parking on a property of 20,063 square feet.

Noise Contours: The proposed project lies outside the 60 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential and commercial 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 454 feet above mean sea level (430 feet above ground level) with a temporary construction crane approximately 534 feet above mean sea level (509 feet above ground level). The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure and temporary construction crane are marked and lighted in accordance with determinations of no hazard to air navigation issued by the Federal Aviation Administration (FAA) and an aviation easement for airspace is recorded with the County Recorder. Therefore, as a condition of project approval, the structure and temporary construction crane must each 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 outside all Safety Zones.

Overflight Notification: The proposed project is located outside the overflight notification area.

## **Construction of 4 Residential Units at 2126 San Clemente Street, City of San Diego**

Deemed Complete and Conditionally Consistent on February 11, 2022

Description of Project: The project involves the construction of 4 residential units with 2 units per 2 buildings.

Noise Contours: The proposed project lies within the 65-70 decibel Community Noise Equivalent Level (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, each residence 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 148 feet above mean sea level (32 feet above ground level). The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The proposed project is in compliance with the ALUCP airspace protection surfaces 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. 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.



## Marine Corps Air Station Miramar ALUCP:

### **Plan Amendment to Allow Increased Intensity at 9875 Towne Centre Drive, City of San Diego**

Deemed Complete and Consistent on February 11, 2022

Description of Project: The project involves a plan amendment to the University Community Plan to increase the allowed intensity of scientific research uses (identified as research and development uses in the ALUCP) to 1,000,000 square feet within Area 11 of the plan. Because the City of San Diego has incorporated the MCAS Miramar ALUCP into its zoning, the actual development standards as applicable to the project to be permitted under the plan amendment will be reviewed by City of San Diego staff.

Noise Contours: Because the proposed project concerns a plan amendment, it does not impact any noise exposure contours. However, the proposed project lies outside the 60 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour, and development under the plan amendment must comply with the ALUCP noise compatibility policies.

Airspace Protection Surfaces: Because the proposed project concerns a plan amendment, it does not impact any airspace protection boundaries. However, any development under the plan amendment must comply with the ALUCP airspace protection policies which require either a determination of no hazard to air navigation from the Federal Aviation Administration (FAA) or certification by the project sponsor that notification to the FAA is not required.

Safety Zones: Because the proposed project concerns a plan amendment, it does not impact any safety zones. However, the proposed project is located within Accident Potential Zone (APZ) II and the Transition Zone (TZ). Any development under the plan amendment must comply with the maximum intensity of people per acre as represented by the maximum floor area ratio (FAR) standards of the ALUCP.

Overflight Notification: Because the proposed project concerns a plan amendment, it does not impact any overflight notification requirements which apply only to residential uses.