

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
OCTOBER 7, 2010**

Item # 2

Resolution # 2010- 0047 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 4 MULTI-FAMILY RESIDENTIAL UNITS AT 2124-2130
FRONT STREET, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of 4 new multi-family residential units as part of a remodel to existing multi-family residential units. Only 1 of the existing multi-family residential units would remain. The units would be accompanied by underground parking on the 7,880 square-foot property.

Noise Contours: The proposed project is located within the 75-80 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies residential uses located within the 75-80 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.

Airspace Protection Surfaces: The proposed project is located within the City of San Diego Airport Approach Overlay Zone (AAOZ). The maximum allowable height for a project on this site is approximately 250 feet Above Mean Sea Level (AMSL). The elevation of the site is approximately 167 feet AMSL and the structure is another 42 feet, resulting in a total project height of approximately 209 feet AMSL. Therefore, the project complies with the AAOZ. Additionally, a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).

Density: The SDIA ALUCP provides that projects located within the eastern approach surface of the AAOZ, with certain limited exceptions, may not "intensify human occupancy of the site to an extent greater than 110 percent of the average intensity of existing uses . . . within a one quarter mile radius of the project site." The proposed project complies with these infill development density limitations.

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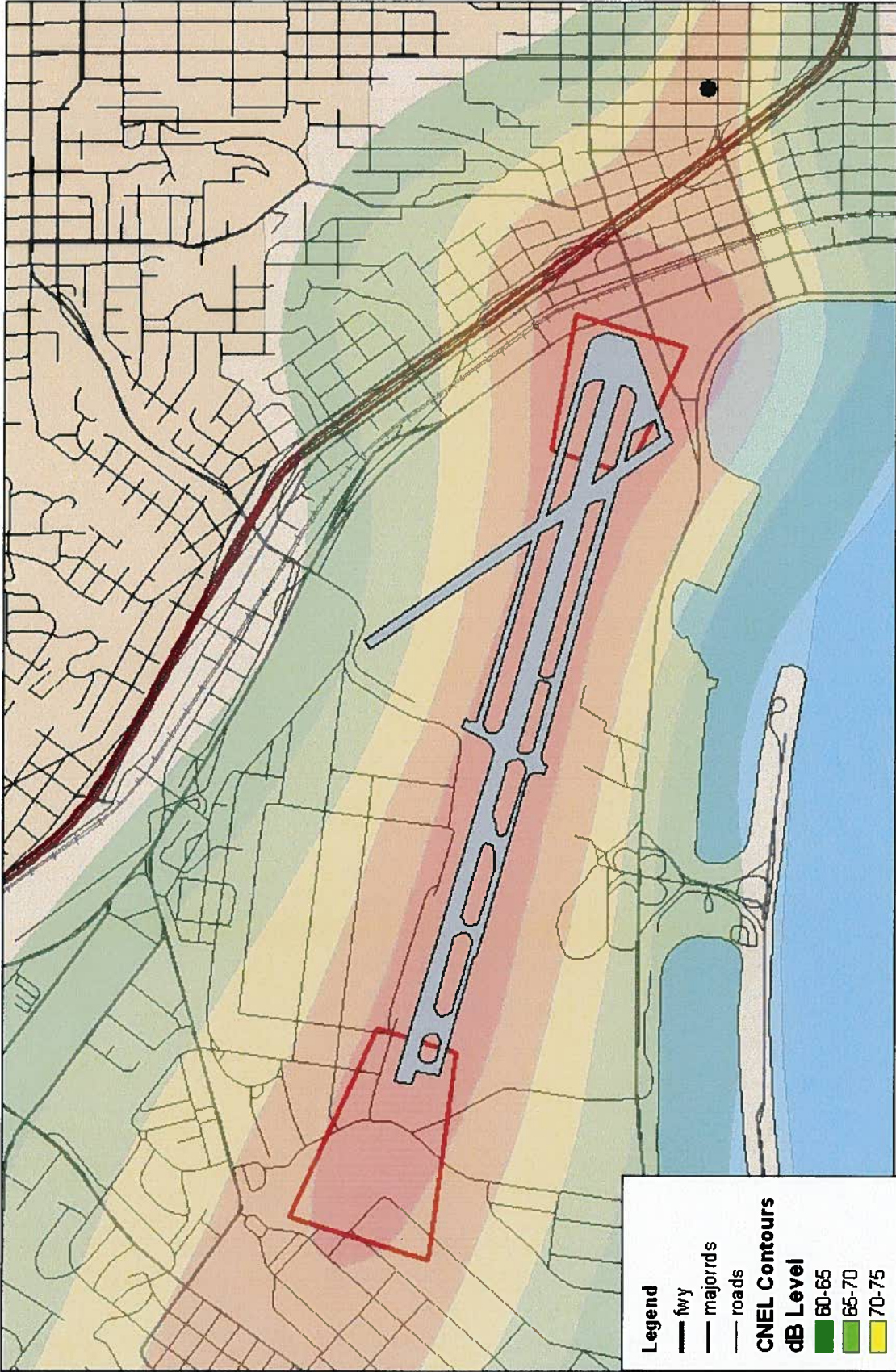
Safety Zones: The proposed project is located outside the Runway Protection Zone (RPZ).

Ownership: The property is owned by Bankers Hill Property LLC of La Jolla. The architect is AWC Construction of San Diego.

Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the SDIA ALUCP, staff recommends that the ALUC make the determination that the project is conditionally consistent with the SDIA ALUCP.

Conditions: 1) Sound attenuation to an interior noise level of 45 dB CNEL.
2) Recordation of an avigation easement with the County Recorder.

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**2124-2130 Front Street
(APN: 533-162-09 & 10)**



Legend	— fwy
	— majorrds
	— roads
CNEL Contours	
dB Level	
	60-65
	65-70
	70-75
	75-80
	80+
	RPZ

2124-30 Front St 2004-Land Use 1/4 Mile Radius

Legend

-  Quarter Mile Radius
-  Parcels
-  2124-30 Front St
- 2004 Land Use**
-  Under Construction
-  Parking Lots
-  Vacant
-  Single Family
-  Multifamily
-  Group Quarters
-  Commercial
-  Park and Recreation
-  Institutional
-  Industrial



0 200 400 600 Feet





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RESOLUTION NO. 2010- 0047 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 4 MULTI-FAMILY RESIDENTIAL UNITS AT 2124-2130 FRONT STREET, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN.

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to Section 21670.3 of the Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed development project: Construction of 4 Multi-Family Residential Units at 2124-2130 Front Street, City of San Diego, which is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP), originally adopted in 1992 and amended in 1994 and 2004; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of 4 new multi-family residential units in an addition; 1 existing multi-family residential unit would remain; and

WHEREAS, the proposed project would be located within the 75-80 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located within the 75-80 dB CNEL noise contour as conditionally compatible with airport uses, provided that the project is sound attenuated to 45 dB CNEL interior noise levels, and that an aviation easement for aircraft noise and height is recorded with the County Recorder; and

WHEREAS, the proposed project is in compliance with the Airport Approach Overlay Zone (AAOZ) height restrictions; and

WHEREAS, the proposed project is located outside the Runway Protection Zone (RPZ); and

WHEREAS, the proposed density of the project is in compliance with the ALUCP infill development density limitations; and

WHEREAS, the ALUC has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and

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WHEREAS, the ALUC has provided an opportunity for the City of San Diego and interested members of the public to present information regarding this matter;

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of 4 Multi-Family Residential Units at 2124-2130 Front Street, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted in 1992 and amended in 1994 and 2004, based upon the following facts and findings:

- (1) The proposed project involves the construction of 4 new multi-family residential units in an addition; 1 existing multi-family residential unit would remain.
- (2) The proposed project is located within the 75-80 dB CNEL noise contour. The ALUCP identifies residential uses located within the 75-80 dB CNEL noise contour as conditionally compatible with airport uses, provided that the project is sound attenuated to the 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the project must be sound attenuated to the 45 dB CNEL interior noise level.
- (3) The ALUCP requires that an aviation easement for aircraft noise and height be recorded with the County Recorder for land uses for which sound attenuation is required. Therefore, as a condition of project approval, an aviation easement for aircraft noise and height must be recorded for the project with the County Recorder.
- (4) The proposed project is located within the AAOZ for the SDIA. The maximum allowable height for a project on this site is 250 feet AMSL. The maximum height of the proposed project is approximately 209 feet AMSL. The proposed project is therefore in compliance with the height limitations identified in the SDIA ALUCP. Additionally, the FAA has issued a determination that the project would not be a hazard to air navigation.
- (5) The SDIA ALUCP requires that a proposed project located within the AAOZ not increase density greater than 110 percent of the average intensity of existing uses within a one-quarter mile radius of the project site. The proposed project does not exceed the infill development density limitations of the adopted SDIA ALUCP.
- (6) The proposed project is located outside the RPZ.

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(7) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.

BE IT FUTHER RESOLVED that this ALUC action is not a "project" as defined by the California Environmental Quality Act (CEQA), Pub. Res. Code Section 21065, and is not a "development" as defined by the California Coastal Act, Pub. Res. Code Section 30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 7th day of October, 2010, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

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