

**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
FRIDAY, JANUARY 9, 2009  
BOARD ROOM**

**CALL TO ORDER:**

Chairperson Bersin called the special meeting of the Airport Land Use Commission to order at 1:56 p.m., Friday, January 9, 2009, in the Board Room at the San Diego International Airport, Commuter Terminal, 3225 N. Harbor Drive, San Diego, CA 92101.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

PRESENT: Board Members: Bersin, Boland, Desmond, Finnilla, Miller, O'Connor (Ex-Officio), Panknin, Watkins

ABSENT: Board Members: Orso-Delgado (Ex-Officio), Sheehy (Ex-Officio), Young, Zettel

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

**PUBLIC COMMENT (18 MINUTES):**

JOHN ZIEBARTH, SAN DIEGO, expressed concern that the policies being moved forward by this Commission do not reflect economic concerns.

**CONSENT AGENDA:**

Chairperson Bersin requested that Item 2 be pulled from the Consent Agenda so that he may recuse himself due to a potential conflict of interest.

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the December 4, 2008 meeting.

**ACTION:** Moved by Board Member Watkins and seconded by Board Member Finnila to approve staff's recommendation. Motion carried by the following vote: YES – Bersin, Boland, Finnila, Miller, Panknin, Watkins; NO – None; ABSTAIN – Desmond; ABSENT – Young, Zettel. (Weighted Vote Points: YES – 67; NO – 0; ABSTAIN; - 12; ABSENT – 21)

### **CONSISTENCY DETERMINATIONS**

**ACTION:** Moved by Board Member Desmond and seconded by Board Member Finnila to approve the Consent Agenda as amended. Motion carried by the following vote: YES – Bersin, Boland, Desmond, Finnila, Miller, Panknin, Watkins; NO – None; ABSENT – Young, Zettel. (Weighted Vote Points: YES – 79; NO – 0; ABSENT – 21)

#### ***City of San Diego***

2. **CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONVERSION OF EXISTING LIBERTY STATION BUILDING 24 TO RESTAURANT USE AT 2965 HISTORIC DECATUR ROAD, CITY OF SAN DIEGO:**  
**ACTION:** This item was removed from the Consent Agenda to be voted on separately.
3. **CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL UNIT AT 4487 LONG BRANCH AVENUE, CITY OF SAN DIEGO:**  
**RECOMMENDATION:** Adopt Resolution No. 2009-0002 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport, Airport Land Use Compatibility Plan.
4. **CONSISTENCY DETERMINATION – MARINE CORPS AIR STATION MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION AND REMODEL OF 1,189 RESIDENTIAL AND RESIDENTIAL CARE UNITS AT 4633 GOVERNOR DRIVE, CITY OF SAN DIEGO:**  
**RECOMMENDATION:** Adopt Resolution No. 2009-0003 ALUC, making the determination that the project is conditionally consistent with the MCAS Miramar, Airport Land Use Compatibility Plan.

5. **CONSISTENCY DETERMINATION – MARINE CORPS AIR STATION  
MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN –  
CONSTRUCTION OF THREE COMMERCIAL BUILDINGS AT 9681 VIA  
EXCELENCIA, CITY OF SAN DIEGO:**  
RECOMMENDATION: Adopt Resolution No. 2009-0004 ALUC, making the determination that the project is consistent with the MCAS Miramar, Airport Land Use Compatibility Plan.
  
6. **CONSISTENCY DETERMINATION – MARINE CORPS AIR STATION  
MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN –  
CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL UNIT AT 9862 LA  
JOLLA FARMS ROAD, CITY OF SAN DIEGO:**  
RECOMMENDATION: Adopt Resolution No. 2009-0005 ALUC, making the determination that the project is consistent with the MCAS Miramar, Airport Land Use Compatibility Plan.

*County of San Diego*

7. **CONSISTENCY DETERMINATION – RAMONA AIRPORT - AIRPORT  
LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 31  
MULTIFAMILY RESIDENTIAL UNITS AT 1713 & 1729 VERMONT  
STREET, COUNTY OF SAN DIEGO:**  
RECOMMENDATION: Adopt Resolution No. 2009-0006 ALUC, making the determination that the project is conditionally consistent with the Ramona Airport, Airport Land Use Compatibility Plan.

**PUBLIC HEARINGS: None**

**ITEM PULLED FROM THE CONSENT AGENDA FOR DISCUSSION:**

2. **CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL  
AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN –  
CONVERSION OF EXISTING LIBERTY STATION BUILDING 24 TO  
RESTAURANT USE AT 2965 HISTORIC DECATUR ROAD, CITY OF SAN  
DIEGO:**  
Chairperson Bersin recused himself from this item due to a potential conflict of interest. Vice Chair Finnilla chaired the discussion of this item.

Sandi Sawa, Manager, Airport Planning, provided an overview of the project.

Board Member Panknin expressed opposition to the project because of the proximity to the Runway Protection Zone (RPZ). He also expressed concern that there are no safety protections outside of the RPZ. He stated that it is very hazardous and that, at a minimum, conditions should be placed on the project. He stated that the Commission should support safety over the needs of the developer or the City of San Diego.

KIM ELLIOT, CORKY-MCMILLAN COMPANIES, stated that the building is outside of the RPZ. She further stated that the use is consistent and the building is not being changed in any way.

Thella F. Bowens, President/CEO, stated that Authority staff worked with the City of San Diego to develop a process for completing the Liberty Station projects. She stated that staff made their recommendations on this project based on the existing land use plan.

TATE GALLOWAY, CITY OF SAN DIEGO, stated that projects have been submitted by the City to the ALUC since 2006. He stated that any projects that change use, adds square footage or increases the height of a building will be sent to the ALUC.

DAVID COHN, SAN DIEGO, urged the Board to approve this project.

RECOMMENDATION: Adopt Resolution No. 2009-0001 ALUC, making the determination that the project is consistent with the San Diego International Airport, Airport Land Use Compatibility Plan.

**Moved by Board Member Watkins and seconded by Board Member Boland to approve staff's recommendation. Motion carried by the following vote: YES – Boland, Finnila, Miller, Desmond, Watkins; NO – Panknin; ABSTAIN – Bersin; ABSENT – Young, Zettel. (Weighted Vote Points: YES – 57; NO – 8; ABSTAIN – 14; ABSENT – 21)**

JARVIS ROSS, SAN DIEGO, urged the Commission to err on the side of safety, and he spoke in opposition to the proposed parking lot for the project.

**OLD BUSINESS:**

8. **STATUS UPDATE ON THE PREPARATION OF AIRPORT LAND USE COMPATIBILITY PLANS FOR BROWN FIELD, GILLESPIE FIELD, MCCLELLAN-PALOMAR AIRPORT, MONTGOMERY FIELD, OCEANSIDE MUNICIPAL AIRPORT, TWO U.S. NAVAL AIRFIELDS, AND SAN DIEGO INTERNATIONAL AIRPORT:**

Sandi Sawa, Manager, Airport Planning, provided a status update on the preparation of Airport Land Use Compatibility Plans, which included the ALUCP Status, and the Estimated ALUCP Adoption Timeline.

In response to Chairperson Bersin regarding the City of San Diego General Plan for SDIA, Ms. Sawa stated that the City provided the Authority with access to the plan when they were developing it. She stated that the expectation is that the plan will be consistent.

RECOMMENDATION: Receive the report.

**ACTION: No action taken.**

**NEW BUSINESS:**

9. **PRESENTATION ON AIRPORT LAND USE COMPATIBILITY PLAN FOR MARINE CORPS AIR STATION MIRAMAR:**

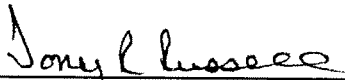
RECOMMENDATION: Receive the report.

**ACTION: This item was not heard.**


**COMMISSION COMMENT:**

**ADJOURNMENT:** The meeting was adjourned at 2:40 p.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 5<sup>TH</sup> DAY OF FEBRUARY, 2009.

  
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TONY R. RUSSELL  
DIRECTOR, CORPORATE SERVICES/  
AUTHORITY CLERK

APPROVED AS TO FORM:

  
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BRETON K. LOBNER  
GENERAL COUNSEL