

**AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, MARCH 6, 2008
BOARD ROOM**

CALL TO ORDER:

Chairperson Bersin called the regular meeting of the Airport Land Use Commission to order at 9:00 a.m. on Thursday, March 6, 2008, at the San Diego International Airport, Commuter Terminal, 3225 North Harbor Drive, San Diego, CA 92101.

PLEDGE OF ALLEGIANCE: Board Member Sheehan led the pledge of allegiance.

ROLL CALL:

PRESENT: Board Members: Bersin, Desmond, Finnila, Miller, Orso-Delgado (Ex-Officio), Panknin, Sheehan (Ex-Officio) Watkins, Young, Zettel,

ABSENT: Board Member: Boland

ALSO PRESENT: Thella F. Bowens, President/CEO; Breton K. Lobner, General Counsel; Tony R. Russell, Director, Corporate Service/Authority Clerk; Maritza C. Steele, Deputy Authority Clerk.

BOARD BUSINESS:

ADMINISTER OATH OR AFFIRMATION AND INSTALLATION OF BOARD MEMBER:

Chairperson Bersin administered the Oath of Office to Board Member Sheehan.

PUBLIC COMMENT:

JARVIS ROSS, SAN DIEGO, presented a geological survey regarding fault zones in the San Diego area. He urged the Board to find a new location for the airport rather than expanding Lindbergh Field, and to consider public safety.

BILL INGRAHAM, SAN DIEGO, spoke regarding the Environmental Impact Report, increased traffic, pollution, and public safety associated with expansion of Lindbergh Field. He suggested that the Board consider building a new airport in the East Elliot area.

TOM DELAHANTY, SAN DIEGO, requested that the Board consider the long-term airport needs of San Diego. He urged the Board to consider the East Elliott area as an alternative site.

GREG FINLEY, SAN DIEGO, stated that Lindbergh Field will not meet the future needs of San Diego even with the addition of ten gates. He stated that the EIR does not address additional noise and pollution that would affect the surrounding neighborhood. He urged the Board to find a suitable location for an airport.

CONSENT AGENDA:

Chairperson Bersin requested that Item 2.1 be heard with Item 4.

ACTION: Moved by Board Member Desmond and seconded by Board Member Watkins to approve the Consent Agenda as amended. Motion carried unanimously noting Board Member Boland as ABSENT. (WEIGHTED VOTE POINTS: YES=87, NO=0, ABSENT=13)

BOARD

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the February 7, 2008 meeting.

CONSISTENCY DETERMINATIONS

City of San Diego

2. CONSISTENCY DETERMINATION – MARINE CORPS AIR STATION MIRAMAR - AIRPORT LAND USE COMPATIBILITY PLAN – 945 FARNHAM STREET, SUITE 101, DEVELOPMENT OF A PRIVATE SCHOOL USE WITHIN AN EXISTING OFFICE BUILDING, CITY OF SAN DIEGO:

RECOMMENDATION: Staff recommends that the Board, acting in its capacity as the Airport Land Use Commission for the County of San Diego, adopt Resolution No. 2008-0008 ALUC, making a determination that the proposed project: 945 Farnham Street, Suite 101, Development of a Private School Use Within an Existing Office Building, City Of San Diego, is consistent with the adopted Marine Corps Air Station Miramar, Airport Land Use Compatibility Plan.

(Planning and Operations: Angela Shafer-Payne, Vice President)

- 2.1 CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT – AIRPORT LAND USE COMPATIBILITY PLAN – LIBERTY STATION BUILDINGS 8, 12, 23, 32 & 194; DEVELOPMENT OF NEW RETAIL AND MUSEUM SUPPORT USES WITHIN FIVE EXISTING BUILDINGS, 2835 & 2855 PERRY ROAD, 2860 SIMS ROAD, 2768 CHAUNCEY ROAD, AND 2780 HISTORIC DECATUR ROAD, CITY OF SAN DIEGO:**
ACTION: This item was pulled from the Consent Agenda for discussion

PUBLIC HEARINGS: None

ITEM PULLED FROM THE CONSENT AGENDA FOR DISCUSSION:

- 2.1 CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT – AIRPORT LAND USE COMPATIBILITY PLAN – LIBERTY STATION BUILDINGS 8, 12, 23, 32 & 194; DEVELOPMENT OF NEW RETAIL AND MUSEUM SUPPORT USES WITHIN FIVE EXISTING BUILDINGS, 2835 & 2855 PERRY ROAD, 2860 SIMS ROAD, 2768 CHAUNCEY ROAD, AND 2780 HISTORIC DECATUR ROAD, CITY OF SAN DIEGO:**

Sandi Sawa, Airport System Planner II, provided an overview of the staff report. She stated that the project includes the redevelopment of five existing buildings for retail and museum support located within the 75-80 decibel (dB) Community Noise Equivalent Level (CNEL) noise contours, and are outside of the Runway Protection Zone (RPZ) for San Diego international Airport (SDIA). She described the use for each building.

Board Member Desmond questioned if there will be new parameters for the RPZ when the Airport Land Use Compatibility Plans (ALUCP) are updated or if the parameters will remain the same.

Angela Shafer-Payne, Vice President, Strategic Planning, stated that changes to the Runway Protection Zones (RPZ) are determined in size by the type and number of operations, as well as by some of the parameters associated with the runway itself. She stated that what is being presented to the Board today is the existing RPZ that staff is required to follow for this project determination.

In response to Board Member Panknin regarding the number of people that this type of business would attract on a daily basis, Ms. Shafer-Payne stated that the number of potential occupants is not available.

PAM HAMILTON LESTER, SAN DIEGO, stated that Building 12 will be a small informal restaurant to serve the people in the North promenade area. She stated that outdoor dining is also anticipated for people in the area.

Ms. Shafer-Payne, stated that staff's proposal shows that a food service or snack cart is being proposed, not a sit down restaurant. She stated that proposals for a sit down restaurant would have to be reviewed.

Chairperson Bersin suggested that the Board continue this item to April Board meeting to allow staff time to review this proposal in light of the new information regarding the restaurant.

Mr. Haynie requested that the Board take action on Buildings 8, 23, 32 and 194 and only continue the discussion on Building 12 to the next meeting.

Board Member Panknin stated that he would not be supporting the motion because information in the staff report did not show the exact location of the buildings or the layout of the land. He stated that there is only one parking lot to cover the area, and retail development will attract people in the RPZ. He expressed concern that the parking lot is not a pre-existing condition and is against Caltrans and Federal regulations.

Board Member Watkins stated that the buildings are outside of the RPZ.

RECOMMENDATION: Staff recommends that the Board, acting in its capacity as the Airport Land Use Commission for the County of San Diego, adopt Resolution No. 2008-0011 ALUC, making a determination that the proposed project: Liberty Station Buildings 8, 12, 23, 32 & 194; Development of New Retail and Museum Support Uses Within Five Existing Buildings, 2835 & 2855 Perry Road, 2860 Sims Road, 2768 Chauncey Road, and 2780 Historic Decatur Road, City of San Diego, is consistent with the adopted San Diego International Airport, Airport Land Use Compatibility Plan (ALUCP).

ACTION: Moved by Board Member Watkins and seconded by Board Member Zettel to adopt Resolution No. 2008-0011R approving staff's recommendation with the exception of Building 12, which was continued to the April 3, 2008 meeting. Motion carried with Board Members Finnilla, Miller, and Panknin voting NO, and noting Board Member Boland as ABSENT. (WEIGHTED VOTE POINTS: YES=55, NO=32, ABSENT=13)

4. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT LAND USE COMPATIBILITY PLAN – LIBERTY STATION BUILDING 358, REDEVELOPMENT OF A LIGHT INDUSTRIAL USE IN AN EXISTING BUILDING, 2885 HISTORIC DECATUR ROAD, CITY OF SAN DIEGO:

Sandi Sawa, Airport System Planner II, presented an overview of the staff report. She provided a description of the project and stated that a deed restriction will be placed on the property to limit occupancy to four persons.

Angela Shafer-Payne, Vice President, Planning and Operations, stated that the building was formerly used as a dock master office and will continue its use as light industrial.

In response to Board Member Watkins, Ms. Shafer-Payne clarified that the buildings previously approved by the Board were located in the RPZ for light industrial use. She stated that this building has never been presented to the Board for a consistency determination.

Board Member Zettel stated that at the meeting in February, the Board recommended the posting of signs to notify people that they are in a runway protection zone.

MOTION #1

ACTION: Moved by Board Member Zettel and seconded by Board Member Desmond that there be a notification for projects within existing uses, not new buildings, where people may be gathering, that they are located in a Runway Protection Zone (RPZ), and that staff discuss with the applicants an appropriate occupancy level for each project. Motion carried with Board Members Finnila and Panknin voting NO, and noting Board Member Boland as ABSENT. (WEIGHTED VOTE POINTS: YES=66, NO=21, ABSENT=13)

Board Member Panknin stated that his only objection with the motion is that it implies that the Board is in favor of activities within the RPZ.

Board Member Zettel clarified that the motion would apply to buildings that have an existing use.

In response to Board Member Young's concern regarding the Caltrans Airport Land Use Planning Handbook not supporting a building as the one proposed in the RPZ, Ms. Shafer-Payne stated that the handbook serves as a guideline to show airports how they should operate and how the land use should be controlled. She stated that Caltrans and the FAA have

advisories that airports should move forward to own or control all property within their RPZ. She stated that as a Land Use Commission, the Authority does not have jurisdiction over existing use.

In response to Board Member Young's concern, Breton Lobner, General Counsel, stated that the Airport Land Use Commission is obligated to adopt a compatibility plan for each airport and to apply that plan to determine whether or not a use is compatible. He stated that if the proposed use is found to be existing, it could be in conflict with the plan.

Board Member Finnila expressed concern that the ALUC should not be obligated to make a decision because these buildings were put in place in 1942, and the fact that when the Authority acquired the airport from the Port, the rules were loosely applied. She stated that ground safety should be the number one priority.

Board Member Young stated that it is important for staff and the General Counsel to be consistent regarding the requirements for this property as it could be an issue for future projects.

Board Member Panknin stated that part of the Board's duty is to uphold state and federal regulations regarding airport safety. He stated that this project will be attracting people in a parking lot that was not a pre-existing use.

ALLEN HAYNIE, ESCONDIDO, expressed concern regarding the Board establishing a precedent by their decision on this property, and on who should make the determination on existing uses. He clarified that parking lots are one of the few uses allowed in an RPZ.

Mr. Lobner stated that he is currently working with the City of San Diego on a Memorandum of Understanding to outline what existing uses should be for existing buildings where there is no change.

JARVIS ROSS, SAN DIEGO, stated that consideration should be given to maintaining public safety in the RPZ. He expressed concern that the proposed plans for East Elliot were never studied.

ROBERT SPRIGGS, LA MESA, spoke in support of the recommendation.

Chairperson Bersin requested that the General Counsel work with the City of San Diego and McMillin Companies regarding existing use.

RECOMMENDATION: Staff recommends that the Board, acting in its capacity as the Airport Land Use Commission for the County of San Diego, adopt Resolution No. 2008-0009 ALUC, making a determination that the proposed project: Liberty Station Building 358, Redevelopment of a Light Industrial Use in an Existing Building, 2885 Historic Decatur Road, City Of San Diego, is conditionally consistent with the adopted San Diego International Airport, Airport Land Use Compatibility Plan.

MOTION #2

Moved by Board Member Watkins and seconded by Board Member Desmond to approve staff's recommendation and to include the notification process for buildings located in the RPZ. Motion carried with Board Members Finnilla and Panknin voting NO, and noting Board Member Boland as ABSENT.

(WEIGHTED VOTE POINTS: YES=66, NO=21, ABSENT=13)

5. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT – AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF A NEW MULTI-LEVEL PARKING STRUCTURE ON AN EXISTING PARKING LOT, HARBOR DRIVE AND PACIFIC HIGHWAY BETWEEN GRAPE STREET AND HAWTHORN STREET, CITY OF SAN DIEGO:

Angela Shafer-Payne, Vice President, Planning and Operations, presented an overview of the staff report. She stated that the project will be situated on a lot that currently houses approximately 350 surface parking stalls. She stated that the first floor of the structure is proposed for retail and transit use, and the remaining stories would accommodate public parking to support the cruise ship industry and employees at Solar Turbine. She stated that the Environmental Impact Report (EIR) will address traffic and other environmental impacts associated with the project.

Ms. Shafer-Payne stated that the Laurel Street parking structure is almost directly in line with the approach for SDIA, and the parking structure for the proposed project is in an area that could accommodate a 250-300 ft. structure which is the maximum allowed.

In response to Board Member Finnilla regarding if there were plans in place to accommodate people who will be exposed to loud noises while waiting for shuttle service, Dirk Mathiasen, Port of San Diego, stated that those issues will be addressed during the CEQA public process.

Board Member Watkins questioned if the Board would have another opportunity to review the project.

Ms. Shafer-Payne stated that any modifications that would impact the Land Use Commission's determination would require a new review.

Chairperson Bersin requested that staff send a letter to the San Diego Association of Governments (SANDAG) with a copy to the Port District indicating that the Board has approved the consistency determination for this project, and is requesting that SANDAG and the City of San Diego review the project for CEQA purposes to ensure that all discussions that will take place over the next 6-12 months is in context with whatever is decided upon regionally, and that it applies to both projects without differing standards.

Board Member Desmond stated that he would like this project to be part of a regional discussion.

TOM DELAHANTY, SAN DIEGO, questioned whether there is a need for a new parking structure, extension of the runway, and siting of a new airport.

JARVIS ROSS, SAN DIEGO, expressed concerns regarding seismic activity due to development of the parking structure. He suggested that a seismic study be conducted on the ground underlying the area.

Board Member Young stated that the Port District should be part of the discussions in the plans for the airport.

RECOMMENDATION: Staff recommends that the Board, acting in its capacity as the Airport Land Use Commission for the County of San Diego, adopt Resolution No. 2008-0010 ALUC, making a determination that the proposed project: Construction of a New Multi-Level Parking Structure on an Existing Parking Lot, Harbor Drive and Pacific Highway Between Grape Street and Hawthorn Street, City of San Diego, is conditionally consistent with the adopted San Diego International Airport, Airport Land Use Compatibility Plan.

ACTION: Moved by Board Member Desmond and seconded by Board Member Young to approve staff's recommendation. Motion carried with Board Member Watkins voting NO, and noting Board Member Boland as ABSENT.

(WEIGHTED VOTE POINTS: YES=79, NO=8, ABSENT=13)

OLD BUSINESS:

3. STATUS UPDATE ON THE PREPARATION OF AIRPORT LAND USE COMPATIBILITY PLANS FOR BROWN FIELD, GILLESPIE FIELD, MCCLELLAN-PALOMAR AIRPORT, MONTGOMERY FIELD, OCEANSIDE MUNICIPAL AIRPORT, FOUR MILITARY AIRPORTS, AND SAN DIEGO INTERNATIONAL AIRPORT (SDIA); INCLUDING A REPORT ON LIBERTY STATION REDEVELOPMENT PROJECTS WITHIN THE RUNWAY PROTECTION ZONE OF SDIA; AND A REPORT ON THE BROWN FIELD DEVELOPMENT PLAN:

Sandi Sawa, Airport System Planner II, provided an overview of the staff report. She spoke regarding meetings held by the Risk Reduction Group, the Urban Airports Subcommittee, and the ATAG Subcommittee. She spoke regarding the completion of the AICUZ studies for the Navy, Community Outreach, estimated ALUCP adoption timeline for the military and urban airports, SDIA, and the military airports.

MIKE TUSSEY, CITY OF SAN DIEGO, spoke regarding the City's proposal for Brown Field, FAA's requirements, environmental constraints, the surrounding areas, and effects of the cross-border terminal on the project. He provided a presentation regarding Montgomery Field, SDIA, and Brown Field.

In response to Board Member Finnila regarding the number of acres that will be used for development, Christian Anderson, City of San Diego, stated that the total build-out is approximately 380 acres for aviation and non-aviation. He stated that build-out for the first five years is projected to be approximately 90 acres.

Board Member Finnila encouraged the City to put aviation issues first, in order to ensure that projects are compatible with existing aviation projects within the region.

In response to Board Member Miller on whether aviation easements will be required from people in the surrounding areas, Mr. Tussey stated that aviation easements are already in place for the surrounding properties.

In response to Board Member Desmond regarding commercial service into Brown Field, Mr. Tussey stated that no commercial service is expected at this time.

Board Member Desmond stated that he would like to see this project considered with the RASP.

Thella F. Bowens, President/CEO, stated that part of the duties of the Vice President of Business Relations and Services is to continuously work with all airports in the County, know what they are doing, and keep them integrated. She stated that joint meetings are scheduled on a regular basis to discuss and exchange information and to share expertise when necessary. She stated that other airports in the County are involved in the RASP including Brown Field.

RECOMMENDATION: Receive the report.

ACTION: No Action taken.

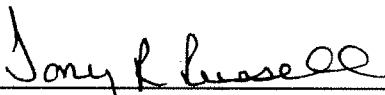
NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT:

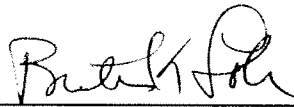
The meeting was adjourned at 11:00 a.m. The next regular meeting will be held on Thursday, April 3, 2008 at 9:00 a.m., in the Board Room at the San Diego International Airport, Commuter Terminal, 3225 N. Harbor Drive, San Diego, CA 92101.

APPROVED BY A MOTION OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY BOARD THIS 3RD DAY OF APRIL, 2008.



TONY R. RUSSELL
DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:



BRETON K. LOBNER
GENERAL COUNSEL