

**AIRPORT LAND USE COMMISSION  
MINUTES  
THURSDAY, OCTOBER 15, 2015  
SAN DIEGO INTERNATIONAL AIRPORT  
BOARD ROOM**

**CALL TO ORDER:** Chair Gleason called the regular meeting of the Airport Land Use Commission to order at 9:37 a.m. on Thursday, October 15, 2015 in the Board Room at the San Diego International Airport, Administration Building (formerly the Commuter Terminal), 3225 North Harbor Drive, San Diego, CA 92101.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

PRESENT: Commission Members: Alvarez, Boling, Cox, Desmond, Gleason, Hubbs, Janney, Robinson, Sessom

ABSENT: Commission Members: Berman (Ex Officio), Ortega (Ex Officio), Woodworth (Ex Officio)

ALSO PRESENT: Thella F. Bowens, President/CEO; Breton K. Lobner, General Counsel; Lorraine Bennett, Assistant Authority Clerk II; Sara Real, Assistant Authority Clerk I

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

**CONSENT AGENDA (Items 1-4):**

Board Member Robinson stated his recusal on Item 4 due to a potential conflict of interest.

**ACTION:** Moved by Commissioner Sessom and seconded by Commissioner Desmond to approve the Consent Agenda, noting Commissioner Robinson's ABSTENTION on Item 4. Motion carried by the following vote: YES – Alvarez, Boling, Cox, Desmond, Gleason, Hubbs, Janney, Robinson, Sessom; NO – None; ABSENT – None (Weighted Vote Points: YES – 100; NO – 0; ABSENT – 0).

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the September 17, 2015, regular meeting.

## **CONSISTENCY DETERMINATIONS**

2. **REPORT OF LAND USE ACTIONS DETERMINED TO BE CONSISTENT WITH AIRPORT LAND USE COMPATIBILITY PLANS:**  
RECOMMENDATION: Receive the report.
3. **CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF A HOTEL WITH LEASABLE COMMERCIAL SPACE AT 970 WEST BAYFRONT COURT, CITY OF SAN DIEGO:**  
RECOMMENDATION: Adopt Resolution No. 2015-0028 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.
4. **CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 296 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 820 WEST BROADWAY, CITY OF SAN DIEGO:**  
RECOMMENDATION: Adopt Resolution No. 2015-0029 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

## **OLD BUSINESS:**

## **NEW BUSINESS:**

5. **CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – ESTABLISHMENT OF AN EATING & DRINKING ESTABLISHMENT AT 1909 INDIA STREET, CITY OF SAN DIEGO:**  
Angela Jamison, Manager, Airport Planning, provided a presentation on the Establishment of an Eating & Drinking Establishment at 1909 India Street, San Diego, which included the Proposed Project Floor Plans; Airport Land Use Compatibility Plan (ALUCP) Safety Zone Location; ALUCP Safety Zone Matrix; Computation of Use Area; Occupancy Load Factor; and Safety Zone 3 Southeast.

ARSALUN TAFAZOLI, SAN DIEGO, project applicant, stated he has already invested a sizable sum of money in the project, and that the not consistent recommendation is confusing as there are many existing densely populated restaurants surrounding the proposed site. He asked the Commission to be mindful of the proposed project, and to look beyond the equation.

*Commissioner Desmond disclosed ex-parte communications with Tony Young.*

*Commissioner Cox disclosed that Greg Murphy of his staff had ex-parte communications with Tony Young.*

*Commissioner Robinson disclosed ex-parte communications with Mr. Tafazoli and his attorney.*

*Chair Gleason disclosed ex-parte communications with Tony Young.*

*Commissioner Alvarez disclosed that members of his staff had ex-parte communications with Tony Young.*

TONY YOUNG, SAN DIEGO, spoke in support of the proposed project and encouraged the Commission to look at the project from a common sense approach. He also provided a letter in support of the proposed project from the Little Italy Association.

MARY GIOLZETTI, SAN DIEGO, spoke in support of the proposed project.

EDWARD BARBAT, SAN DIEGO, spoke in support of the proposed project.

In response to Commissioner Sessom regarding what options the applicant has moving forward, Breton Lobner, General Counsel, stated that if the project is determined to be inconsistent by the Airport Land Use Commission, the applicant would have to take the matter before the City of San Diego City Council and ask for an appeal. He further stated that if the proposed project is found to be consistent, the City of San Diego can grant whatever authority it wishes with regard to consideration of its zoning.

Commissioner Alvarez noted that since the proposed project is within the Civic San Diego jurisdiction, the City of San Diego would see this only if it was appealed for environmental reasons.

In response to Commissioner Desmond regarding why are projects coming before the Commission first before going to the City of San Diego, Ms. Jamison stated that the San Diego International Airport Land Use Compatibility Plan (ALUCP) is not yet implemented by the City of San Diego, and therefore all projects are referred to the Airport Land Use Commission until the General Plan is consistent with the ALUCP.

In response to Commissioner Alvarez regarding why does the Commission have any vote on this matter when it does not have any discretion within the review process, Mr. Lobner stated that this is a public process and the applicant has a right to come before this Commission.

Commissioner Alvarez stated that to the extent possible, he would like to look at streamlining the project application process in the future.

Commissioner Robinson recommended that should the ALUC deem the project to be not consistent, the applicant should request an override by the City of San Diego.

Chair Gleason stated that the Authority needs to do whatever it can for the City of San Diego to help adopt its General Plan.

**RECOMMENDATION:** Adopt Resolution No. 2015-0030 ALUC, making the determination that the project is not consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

**ACTION: Moved by Commissioner Desmond and seconded by Commissioner Sessom to approve staff's recommendation. Motion carried by the following vote: YES – Alvarez, Boling, Cox, Desmond, Gleason, Hubbs, Janney, Sessom; NO – Robinson; ABSENT – None (Weighted Vote Points: YES – 92; NO – 8; ABSENT – 0).**

Chair Gleason requested that staff keep the Board apprised on the status of this project with the City of San Diego. He also requested that staff keep the Commission updated on the status of the City's adoption of its General Plan. He further requested that staff coordinate a workshop to discuss how the ALUCP is put together, and if the Commission is still comfortable with the decision points.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**6. ADOPTION OF THE NAVAL OUTLYING LANDING FIELD IMPERIAL BEACH AIRPORT LAND USE COMPATIBILITY PLAN WITH NOTICE OF EXEMPTION:**

Angela Jamison, Manager, Airport Planning, provided a presentation on the Naval Outlying Landing Field Imperial Beach Airport Land Use Compatibility Plan, which included Public Outreach; Purpose of Airport Land Use Compatibility Plans (ALUCPs); Progress to Date – 14 of 16 ALUCPs Adopted; Role of the Caltrans Handbook; Planning Process & Implementation; ALUCP Compatibility Factors; Noise Exposure Contours; Parcels in 60-65 dB Community Noise Equivalent Level (CNEL) Noise Contour; Safety Zones; Overflight Notification Area; Residential Overflight Awareness; Airspace Protection Area; Airspace Protection Surfaces; Federal Aviation Administration Review; Airport Influence Area (AIA); AIA & Real Estate Disclosure; Local Agency Implementation; and Environmental Review (CEQA).

Chair Gleason stated that the ALUC should have the discretion to make plans that are guided by the Caltrans handbook, and not be completely bound by Military Air Installation Compatible Use Zone documents.

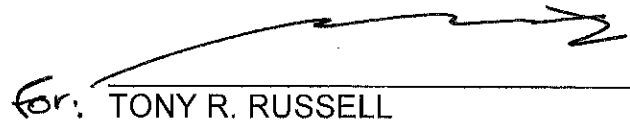
RECOMMENDATION: Adopt Resolution No. 2015-0031 ALUC, adopting the Airport Land Use Compatibility Plan for Naval Outlying Landing Field Imperial Beach and Notice of Exemption.

**ACTION: Moved by Commissioner Janney and seconded by Commissioner Alvarez to approve staff's recommendation. Motion carried by the following vote: YES – Alvarez, Boling, Cox, Desmond, Gleason, Hubbs, Janney, Robinson, Sessom; NO – None; ABSENT – None. (Weighted Vote Points: YES – 100; NO – 0; ABSENT – 0).**

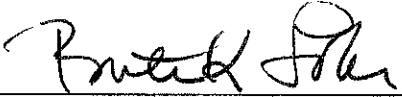
**COMMISSION COMMENT:** None

**ADJOURNMENT:** The meeting was adjourned at 10:53 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS  
19<sup>th</sup> DAY OF NOVEMBER, 2015.

  
for: TONY R. RUSSELL  
DIRECTOR, CORPORATE &  
INFORMATION GOVERNANCE /  
AUTHORITY CLERK

APPROVED AS TO FORM:

  
BRETON K. LOBNER  
GENERAL COUNSEL