

| REQUEST FOR COUNCIL ACTION CITY OF SAN DIEGO | | | | CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY) | |
|--|------|---|---|--|----------------------------------|
| TO: CITY COUNCIL | | FROM (ORIGINATING DEPARTMENT): Development Services Department | | DATE: 02/17/2011 | |
| SUBJECT: Airport Land Use Compatibility Plan (ALUCP) Implementation Plan | | | | | |
| PRIMARY CONTACT (NAME, PHONE): Amanda Lee,(619) 446-5367 MS 501 | | | SECONDARY CONTACT (NAME, PHONE): Tait Galloway, (619) 533-4550 MS 4A | | |
| COMPLETE FOR ACCOUNTING PURPOSES | | | | | |
| FUND | | | | | |
| DEPT / FUNCTIONAL AREA | | | | | |
| ORG / COST CENTER | | | | | |
| OBJECT / GENERAL LEDGER ACCT | | | | | |
| JOB / WBS OR INTERNAL ORDER | | | | | |
| C.I.P./CAPITAL PROJECT No. | | | | | |
| AMOUNT | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FUND | | | | | |
| DEPT / FUNCTIONAL AREA | | | | | |
| ORG / COST CENTER | | | | | |
| OBJECT / GENERAL LEDGER ACCT | | | | | |
| JOB / WBS OR INTERNAL ORDER | | | | | |
| C.I.P./CAPITAL PROJECT No. | | | | | |
| AMOUNT | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| COST SUMMARY (IF APPLICABLE): Costs associated with implementation of the proposed amendments will be covered by project applicants. | | | | | |
| ROUTING AND APPROVALS | | | | | |
| CONTRIBUTORS/REVIEWERS: | | APPROVING AUTHORITY | APPROVAL SIGNATURE | DATE SIGNED | |
| Environmental Analysis | | ORIG DEPT. | Westlake, Mike | 2/17/2011 | |
| | | CFO | | | |
| | | DEPUTY CHIEF | | | |
| | | COO | | | |
| | | CITY ATTORNEY | | | |
| | | COUNCIL PRESIDENTS OFFICE | | | |
| PREPARATION OF: | | <input checked="" type="checkbox"/> RESOLUTIONS | <input checked="" type="checkbox"/> ORDINANCE(S) | <input type="checkbox"/> AGREEMENT(S) | <input type="checkbox"/> DEED(S) |
| 1. Adopt the Amendments to the Land Development Code and Local Coastal Program (Chapter 11, Article 2; Chapter 12, Articles 6 and 7; Chapter 13, Articles 1 and 2; and Chapter 15, Article 1) and adoption of maps (MCAS Miramar C-929, C-930, C-931, C-932, C-933; Brown Field C-940, C-941, C-942, C-943, C-944; | | | | | |

Gillespie Field C-945, C-946, C-947; and Montgomery Field C-935, C-936, C-937, C-938, C-939) to create the Airport Land Use Compatibility Overlay Zone.

2. Approve zoning actions to apply the new Airport Land Use Compatibility Overlay Zone to all property located within a designated airport influence area for MCAS Miramar (C-933), Brown Field (C-944), Gillespie Field (C-947), and Montgomery Field (C-939) in the following communities: Black Mountain Ranch, Carmel Mountain Ranch, Carmel Valley, Clairemont Mesa, College Area, Del Mar Mesa, East Elliott, Kearny Mesa, La Jolla, Linda Vista, Los Penasquitos, Mid City Communities (Eastern Area, Kensington-Talmadge, Normal Heights), Miramar Ranch North, Mira Mesa, Mission Valley, Navajo, North Park, Otay Mesa, Otay Mesa-Nestor, Pacific Highlands Ranch, Rancho Bernardo, Rancho Encantada, Rancho Penasquitos, Sabre Springs, San Ysidro, Scripps Miramar Ranch, Serra Mesa, Tierrasanta, Tijuana River Valley, Torrey Highlands, Torrey Hills, Torrey Pines, University, and Uptown; and to remove the old Airport Environs Overlay Zone (AEOZ) from such property (except in cases where the AEOZ is still applicable for San Diego International Airport).

3. Adopt land use plan amendments to the Clairemont Mesa Community Plan, Kearny Mesa Community Plan, Linda Vista Community Plan, Mira Mesa Community Plan, Rancho Penasquitos Community Plan, Scripps Miramar Ranch Community Plan, Serra Mesa Community Plan, Tierrasanta Community Plan, Torrey Hills Community Plan, Torrey Pines Community Plan, and University Community Plan.

4. Identify that the following community plan maps as represented in the City of San Diego General Plan, Land Use and Community Planning Element, Figure LU-3, approved by Resolution R-303473, are areas appropriate for infill development in accordance with the overlay zone (Section 132.1540): Clairemont Mesa Community; Kearny Mesa Community; Linda Vista Community; Mira Mesa Community; Serra Mesa Community; Torrey Hills Community; Torrey Pines Community; Tierrasanta Community; and University Community.

5. Adopt a Resolution certifying that the information contained in the Addendum (Project No. 218845) to General Plan Program Environmental Impact Report No. 104495 (SCH No. 2006091032) has been completed in compliance with the California Environmental Quality Act and State CEQA Guidelines, and that said Addendum reflects the independent judgment of the City of San Diego as Lead Agency. Stating for the record that the final Addendum has been reviewed and considered prior to approving the project; directing the City Clerk to file a Notice of Determination.

STAFF RECOMMENDATIONS:

Recommend that the City Council adopt the Land Development Code/Local Coastal Program amendments, zoning actions, and community plan amendments; identify plan areas appropriate for ALUCP infill development; and certify the Addendum (Project No. 218845) to Program Environmental Impact Report No. 104495 covering this activity.

SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)

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|-----------------------------|--|
| COUNCIL DISTRICT(S): | 1,2,3,5,6,7,8 |
| COMMUNITY AREA(S): | Black Mountain Ranch, Carmel Mountain Ranch, Carmel Valley, Clairemont Mesa, College Area, Del Mar Mesa, East Elliott, Kearny Mesa, La Jolla, Linda Vista, Los Penasquitos, Mid City Communities (Eastern Area, Kensington-Talmadge, Normal Heights), Miramar Ranch North, Mira Mesa, Mission Valley, Navajo, North Park, Otay Mesa, Otay Mesa-Nestor, Pacific |

| | |
|--------------------------|---|
| | Highlands Ranch, Rancho Bernardo, Rancho Encantada, Rancho Penasquitos, Sabre Springs, San Ysidro, Scripps Miramar Ranch, Serra Mesa, Tierrasanta, Tijuana River Valley, Torrey Highlands, Torrey Hills, Torrey Pines, University, and Uptown |
| ENVIRONMENTAL IMPACT: | The City of San Diego, as Lead Agency under CEQA has prepared and completed an Addendum (Project No. 218845, dated December 10, 2010) to Program Environmental Impact Report (PEIR) No. 104495 (SCH No. 2006091032) covering this activity. |
| CITY CLERK INSTRUCTIONS: | |

**COUNCIL ACTION
EXECUTIVE SUMMARY SHEET
CITY OF SAN DIEGO**

DATE: 02/17/2011

ORIGINATING DEPARTMENT: Development Services Department

SUBJECT: Airport Land Use Compatibility Plan (ALUCP) Implementation Plan

COUNCIL DISTRICT(S): 1,2,3,5,6,7,8

CONTACT/PHONE NUMBER: Amanda Lee/(619) 446-5367 MS 501

DESCRIPTIVE SUMMARY OF ITEM:

A request for City Council approval of the ALUCP Implementation Plan for the Marine Corps Air Station Miramar, Brown Field, Gillespie Field, and Montgomery Field ALUCPs; which would create a new airport related overlay zone to help inform the public of applicable noise, safety, and airspace protection criteria, and streamline the permit process in airport influence areas. The action includes adoption of code amendments, zoning actions, and community plan amendments; identification of community plan areas appropriate for ALUCP infill development; and certification of the Addendum (Project No. 218845) to Environmental Impact Report No. 104495 covering this activity.

STAFF RECOMMENDATION:

Recommend that the City Council adopt the Land Development Code/Local Coastal Program amendments, zoning actions, and community plan amendments; identify plan areas appropriate for ALUCP infill development; and certify the Addendum (Project No. 218845) to Program Environmental Impact Report No. 104495 covering this activity.

EXECUTIVE SUMMARY: The San Diego County Regional Airport Authority acts as the region's Airport Land Use Commission and is required by state law to adopt Airport Land Use Compatibility Plans for each airport in the county. The Airport Authority adopted the MCAS-Miramar ALUCP on October 2, 2008; and adopted ALUCPs for Brown Field, Gillespie Field, and Montgomery Field on January 25, 2010. The ALUCPs were adopted through a public process and became effective on the date of adoption.

State law requires each local agency having jurisdiction within an airport influence area to take action to amend land use plans and zoning ordinances to be consistent with adopted ALUCPs, or to take action to overrule the Airport Land Use Commission. The City will be the first jurisdiction in the County of San Diego to formally process an ALUCP Implementation Plan with the Airport Land Use Commission.

The ALUCP Implementation Plan will allow the City to retain land use authority over compatibility reviews in the new overlay zone, which will help streamline the permit process. In the meantime, applications within the airport influence areas for MCAS Miramar, Brown Field, Gillespie Field, and Montgomery Field must be submitted to the Airport Authority for ALUCP consistency review, prior to final action by the City. The plan will also help inform the public of

applicable airport related regulations and inform property owners in the overlay zone that they are in proximity to an airport.

FISCAL CONSIDERATIONS: Costs associated with implementation of the proposed amendments will be covered by project applicants.

EQUAL OPPORTUNITY CONTRACTING INFORMATION (NOT APPLICABLE): This action does not authorize entering into any contract or agreement.

PREVIOUS COUNCIL and/or COMMITTEE ACTION: On March 9, 2009, the City Council initiated plan amendments and zoning actions to implement adopted ALUCPs. The City Council Committee on Land Use & Housing will consider the item on March 9, 2011.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: Drafts were posted to the City website and email blasted to solicit input. The Otay Mesa Community Planning Group (CPG) reviewed this as an information item on February 16, 2011. Recommendations for approval were provided by the Planning Commission, Code Monitoring Team, Technical Advisory Committee, University CPG, Torrey Pines CPG, Clairemont CPG, Mira Mesa CPG, Kearny Mesa CPG, Tierrasanta CPG, Serra Mesa CPG, Linda Vista CPG, Rancho Penasquitos CPG, Scripps Miramar Ranch CPG, and Torrey Hills CPG. Staff also coordinated with the Airport Authority and MCAS Miramar.

KEY STAKEHOLDERS AND PROJECTED IMPACTS: Council Districts 1, 2, 3, 5, 6, 7, and 8 (34 communities) are impacted by the adopted ALUCPs and proposed actions.

- **MCAS Miramar-** The adopted MCAS Miramar airport influence area includes the communities of Black Mountain Ranch, Carmel Mountain Ranch, Carmel Valley, Clairemont Mesa, Del Mar Mesa, East Elliott, Kearny Mesa, La Jolla, Los Penasquitos, Miramar Ranch North, Mira Mesa, Pacific Highlands Ranch, Rancho Bernardo, Rancho Encantada, Rancho Penasquitos, Sabre Springs, Scripps Miramar Ranch, Tierrasanta, Torrey Highlands, Torrey Hills, Torrey Pines, and University; and primarily impacts Clairemont Mesa, Kearny Mesa, Mira Mesa, Torrey Hills, Torrey Pines, and University.
- **Brown Field-** The adopted Brown Field airport influence area includes the communities of Otay Mesa, Otay Mesa-Nestor, San Ysidro, and Tijuana River Valley; and primarily impacts areas located within Otay Mesa.
- **Montgomery Field-** The adopted Montgomery Field airport influence area includes the communities of Clairemont Mesa, College Area, Kearny Mesa, Linda Vista, Eastern Area, Kensington-Talmadge, Mission Valley, Navajo, Normal Heights, North Park, Serra Mesa, Tierrasanta, University, and Uptown; and primarily impacts areas within Clairemont Mesa, Kearny Mesa, and Serra Mesa.
- **Gillespie Field-** The adopted Gillespie Field airport influence area primarily impacts areas outside of the City's jurisdiction, but includes property in the communities of East Elliott, Navajo, and Tierrasanta.

The Airport Authority is an independent agency that was created pursuant to state law in 2003 to address land use compatibility surrounding local airports through the adoption of Airport Land Use Compatibility Plans. Council President Anthony Young, Bruce Boland, and Robert Gleason (chair) currently represent the City of San Diego on the Airport Land Use Commission/Airport Authority Board. Following City Council adoption, the City's ALUCP Implementation Plan will be submitted to the Airport Authority for a consistency determination in accordance with state law. A determination of inconsistency would require the ALUCP Implementation Plan to be returned to the City Council to consider whether to modify the plan or take action to overrule the Airport Land Use Commission.

Westlake, Mike
Originating Department

Deputy Chief/Chief Operating Officer