



## MEMORANDUM

DATE: March 19, 2009

TO: Members of the Community Planners Committee

FROM: Mary P. Wright, Deputy Director, City Planning & Community Investment  
Department

SUBJECT: Draft Community Plan language addressing the Airport Land Use Compatibility Plan

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As addressed in memo from Kelly Broughton to the Community Planners Committee dated March 17, 2009, state law requires that the City's adopted General Plan, community plans, and specific plans be consistent with adopted Airport Land Use Compatibility Plans. The City Council also has the option to overrule, by a two-thirds vote, all or portions of a compatibility plan with findings. The General Plan currently contains general policy statements addressing the compatibility plans and the airport land use compatibility process and staff does anticipate the need to amend the General Plan.

Staff is proposing to incorporate the attached draft language as an amendment to each community plan that is affected by airport influence area. The proposed community plan policy language contains references to the General Plan, the proposed zoning implementation language, and the applicable compatibility plan. A map of the community with the boundaries of the Airport Influence Area would also be included in the community plan with the draft airport land use compatibility language. City staff will work with each affected community planning group to replace any existing language in a community plan that is not consistent with the updated compatibility plan. The proposed community plan language can be tailored to address community specific conditions.

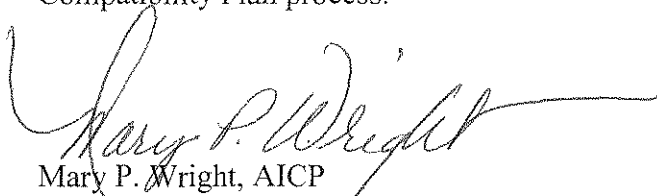
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While staff does not anticipate the need to amend community plan land use designations for the community plans affected by the Airport Land Use Compatibility Plan for MCAS Miramar, it is possible that community plan land use designations in other communities may need to be changed with the adoption of subsequent compatibility plans. If this occurs, staff will work with the affected community planning groups to address any applicable airport land uses compatibility planning issues. Due to limited staff resources, staff will not be able to address other land use

changes that are not specifically part of airport land use compatibility process with the exception of communities where a community plan update is currently in process.

Please review the attached draft community plan language and provide staff with any comments that you may have. Starting with the community planning areas affected by the airport influence area for MCAS Miramar, staff will present the draft community plan language to each planning group, as applicable, over the course of the next few months. As subsequent compatibility plans are adopted by the Airport Land Use Commission, we will also plan to meet with the affected community planning groups.

Please contact Tait Galloway, Senior Planner, City Planning & Community Investment Department at (619) 533-4550 or [tgalloway@sandiego.gov](mailto:tgalloway@sandiego.gov) if you have any questions concerning the draft community plan airport land use compatibility language or the Airport Land Use Compatibility Plan process.



Mary P. Wright, AICP  
Deputy Director

TSG

Attachment: Draft Community Plan Airport Land Use Compatibility Language

Mayor Jerry Sanders  
Members of the City Council  
William Anderson, City Planning & Community Investment Director  
Kelly Broughton, Development Services Director  
Tait Galloway, Senior Planner  
Amanda Lee, Senior Planner

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## **Draft Plan Amendment Language**

### **Airport Influence Area for (*Airport Name*)**

The Airport Influence Area for (Airport Name) affects the (Community Name) Community. The Airport Influence Area is comprised of the noise contours, safety zones, airspace protection surfaces, and overflight areas for (Airport Name) and serves as the planning boundaries for the Airport Land Use Compatibility Plan, as shown in (Figure/Map Number/Name). The Airport Land Use Commission for San Diego County adopted the Airport Land Use Compatibility Plan to establish land use compatibility policies and development criteria for new development within an airport influence area. The policies and criteria contained in the Airport Land Use Compatibility Plan are addressed in the General Plan (Land Use and Community Planning Element and Noise Element) and implemented by the supplemental development regulations in the Airport Land Use Compatibility Overlay Zone of the San Diego Municipal Code. Planning efforts need to address airport land use compatibility issues consistent with airport land use compatibility policies and regulations mentioned above.

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