



## AIRPORTS ADVISORY COMMITTEE

### Meeting Notice and Agenda

Wednesday, January 10, 2024, at 3:00 p.m.  
Location: Terminal Montgomery – Gibbs Executive Airport  
3750 John J. Montgomery Drive, San Diego, CA 92123  
[For Meeting Packet Please Click Here](#)

**Chair:** Tom Reid | **Vice Chair:** Chuck McGill

**Committee Members:** Tom Ricotta, David Gordon, Ron Lee, Richard Martindell, Richard Ram, James Aldrich, Gary List, Chase Michael Franzen, Donald Chick and non-voting member Joel Ryan.

**Committee Liaison:** Jorge Rubio, A.A.E.

#### **Public Participation Instructions:**

Members of the public may participate and provide comment in person, via telephone, the virtual platform, using the [webform](#) or e-mail submission as follows:

#### **In Person Testimony:**

If you wish to address the Committee on an item on today's agenda, please complete and submit a speaker form before the Committee hears the agenda item. You will be called at the time the item is heard.

If you wish to address the Committee during non-agenda public comment, please complete and submit a speaker form. However, California's open meeting laws do not permit the Committee to discuss or take any action on the matter at today's meeting. At its discretion, the Committee may add the item to a future meeting agenda or refer the matter to staff or committee. Individuals' comments are limited to three minutes per speaker. At the discretion of the Chair, if a large number of people wish to speak on the same item, comments may be limited to a set period of time per item.

#### **Joining the Webinar and Offering Phone-in Testimony**

The Airports Advisory Committee meetings will continue to offer the public a virtual participation option using the Zoom Webinar platform. Members of the public can offer public comment on agenda items or during Non-Agenda Public Comment by accessing the meeting online using a desktop computer, laptop, tablet, or Smartphone, or by calling into the meeting using a Smartphone, cellular phone, or land line.

**The link to join the Meeting Webinar by computer, tablet, or Smartphone is:**

<https://sandiego.zoomgov.com/j/1600600673> <https://sandiego.zoomgov.com/j/1619579701>

**To join by telephone:**

Dial 1-669-254 5252

When prompted, input **Webinar ID: 161 957 9701**

**How to Speak To A Particular Item or During Non-Agenda Public Comment Via Virtual Platform:**

When the Chair introduces the item you would like to comment on (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the “Raise Your Hand” button on your computer, tablet, or Smartphone, or by dialing \*9 on your phone. You will be taken in the order in which you raised your hand. You may only speak once on a particular item.

When the Committee Liaison indicates it is your turn to speak, unmute your phone by tapping the Unmute button on your computer, tablet or Smartphone, or dial \*6 on your phone.

If you are speaking on Non-Agenda Public Comment, please note that California's open meeting laws do not permit the Committee to discuss or take any action on the matter at today's meeting. At its discretion, the Committee may add the item to a future meeting agenda or refer the matter to staff, Subcommittee, or Ad-Hoc Committee. Individuals' comments are limited to three minutes per speaker. At the discretion of the Chair, if a large number of people wish to speak on the same item, comments may be limited to a set period of time per item.

**Written Comment through Webform:**

**Comment on Agenda Items** may be submitted using the [webform](#) indicating the agenda item number for which you wish to submit your comment. Comments received by the start of the meeting will be distributed to the Committee Members and posted online with the meeting materials. All webform comments are limited to 200 words. Comments received after the start of the meeting but before the item is called will be submitted into the written record for the relevant item.

**REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS**

This information will be made available in alternative formats upon request, as required by the Americans with Disabilities Act (ADA), by contacting Andrea Berlanga at 858-573-1433 or [amberlanga@sanidiego.gov](mailto:amberlanga@sanidiego.gov). Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting Andrea Berlanga at 858-573-1433 or [amberlanga@sanidiego.gov](mailto:amberlanga@sanidiego.gov). Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services, or interpreters, require different lead times, ranging from five business days to two weeks. Please keep this in mind and provide as much advance notice as possible in order to ensure availability. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

**1. CALL TO ORDER and PLEDGE OF ALLEGIANCE****2. ROLL CALL****3. NON-AGENDA PUBLIC COMMENT**

#### **4. APPROVAL OF MINUTES**

- A. November 8, 2023

#### **5. UNFINISHED BUSINESS – None**

#### **6. NEW BUSINESS**

- A. Three (3)-Year Flat Rate Ground Lease, including mutual options to extend the term, with San Diego Community College District covering an aircraft hangar of approximately 6,300 square feet and 18,289 square feet of land at Montgomery-Gibbs Executive Airport, at 3873 Kearny Villa Road, Bldg. 120, San Diego, CA 92123, and a waiver of requirements in Council Policy 700-10 and Council Policy 900-03

##### PROPOSED ACTIONS:

1. A resolution declaring that the approval of a three (3)-year flat rate ground lease, including mutual options to extend the term, with San Diego Community College District covering an aircraft hangar of approximately 6,300 square feet and 18,289 square feet of land at Montgomery-Gibbs Executive Airport, is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities).
  2. A resolution authorizing the Mayor or designee to execute a Flat Rate Ground Lease with San Diego Community College District (Tenant) covering an aircraft hangar of approximately 6,300 square feet and 18,289 square feet of land at Montgomery-Gibbs Executive Airport, and approval of a waiver of Council Policy 700-10, Part T regarding security deposits and a waiver of Council Policy 900-03, Part IV(G) regarding Zero Emissions Municipal Buildings and Operations Policy requirements.
- B. Five (5)-Year Lease Agreement for Retail Space, including options to extend the term, with Moli Lor and Elvis Lam DBA Christy's Donuts covering approximately 909 square feet of retail space (Suite 118) at Montgomery-Gibbs Executive Airport, at 8690 Aero Dr., San Diego, CA 92123.

##### PROPOSED ACTIONS:

1. A resolution authorizing the Mayor or designee to execute a Lease Agreement for Retail Space, including options to extend the term, with Moli Lor and Elvis Lam DBA Christy's Donuts covering approximately 909 square feet of retail space (Suite 118) at Montgomery-Gibbs Executive Airport, 8690 Aero Dr., San Diego, CA 92123 under the terms and conditions set forth therein.
  2. Declaring that the resolution authorizing the Mayor or designee to execute a Lease Agreement for Retail Space is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities).
- C. Five (5)-Year Lease Agreement for Retail Space, including options to extend the term, with Rivan Samuail dba Clown Market covering approximately 960 square feet of retail space (Suite 130) at Montgomery-Gibbs Executive Airport, at 8690 Aero Dr., San Diego, CA 92123.

PROPOSED ACTIONS:

1. A resolution authorizing the Mayor or designee to execute a Lease Agreement for Retail Space, including options to extend the term, with Rivan Samuail DBA Clown Market covering approximately 960 square feet of retail space (Suite 130) at Montgomery-Gibbs Executive Airport, 8690 Aero Dr., San Diego, CA 92123 under the terms and conditions set forth therein.
  2. A resolution declaring that the approval of a five (5)-year lease agreement for retail space, including options to extend the term, with Rivan Samuail DBA Clown Market, for approximately 960 square feet (Suite 130) within a City-owned retail center located at Montgomery-Gibbs Executive Airport, is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), which consists of the operation, repair, maintenance, permitting, leasing, and licensing of existing public or private structures, and facilities, involving negligible or no expansion of existing or former use.
- D. Five (5)-Year Lease Agreement for Retail Space, including options to extend the term, with Infinity Nails & Spa, Inc. covering approximately 910 square feet of retail space (Suite 117) at Montgomery-Gibbs Executive Airport, at 8690 Aero Dr., San Diego, CA 92123.

PROPOSED ACTIONS:

1. A resolution authorizing the Mayor or designee to execute a Lease Agreement for Retail Space, including options to extend the term, with Infinity Nails & Spa, Inc. covering approximately 910 square feet of retail space (Suite 117) at Montgomery-Gibbs Executive Airport, 8690 Aero Dr., San Diego, CA 92123, under the terms and conditions set forth therein.
  2. A resolution declaring that the approval of a five (5)-year lease agreement for retail space, including options to extend the term, with Infinity Nails & Spa, Inc. covering approximately 910 square feet of retail space (Suite 117) at Montgomery-Gibbs Executive Airport, is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), which consists of the operation, repair, maintenance, permitting, leasing, and licensing of existing public or private structures, and facilities, involving negligible or no expansion of existing or former use.
- E. Five (5)-Year Lease Agreement for Retail Space, including options to extend the term, with Rafael Gonzalez Figueroa covering approximately 2,730 square feet of retail space (Suite 120) at Montgomery-Gibbs Executive Airport, at 8690 Aero Dr., San Diego, CA 92123.

PROPOSED ACTIONS:

1. A resolution authorizing the Mayor or designee to execute a Lease Agreement for Retail Space, including options to extend the term, with Rene Gonzalez Figueroa DBA La Fuente Mexican Restaurant covering approximately 2,730 square feet of retail space (Suite 120) at

Montgomery-Gibbs Executive Airport, 8690 Aero Dr., San Diego, CA 92123 under the terms and conditions set forth therein.

2. A resolution declaring that the approval of a five (5)-year lease agreement for retail space, including options to extend the term, with Rafael Gonzalez Figueroa covering approximately 2,730 square feet of retail space (Suite 120) at Montgomery-Gibbs Executive Airport, is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), which consists of the operation, repair, maintenance, permitting, leasing, and licensing of existing public or private structures, and facilities, involving negligible or no expansion of existing or former use.
- F. Two (2)-Year Lease Agreement for Retail Space, including options to extend the term, with Learn to Fly San Diego LLC covering approximately 909 square feet (Suite 116) at Montgomery-Gibbs Executive Airport, at 8690 Aero Dr., San Diego, CA 92123.

PROPOSED ACTIONS:

1. A resolution authorizing the Mayor or designee to execute a Lease Agreement for Retail Space, including options to extend the term, with Learn to Fly San Diego LLC covering approximately 909 square feet of retail space at Montgomery-Gibbs Executive Airport, 8690 Aero Dr., San Diego, CA 92123 under the terms and conditions set forth therein.
  2. A resolution authorizing the Mayor or designee to execute a Lease Agreement for Retail Space is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities).
- G. Two (2) -Year Lease Agreement for Retail Space, including options to extend the term, with Marv Golden Discount Sales, Inc. covering approximately 2,355 square feet (Suite 102) of retail space at Montgomery-Gibbs Executive Airport, at 8690 Aero Dr., San Diego, CA 92123.

PROPOSED ACTIONS:

1. A resolution authorizing the Mayor or designee to execute a Lease Agreement for Retail Space, including options to extend the term, with Marv Golden Discount Sales, Inc. covering approximately 2,355 square feet of retail space (Suite 102) at Montgomery-Gibbs Executive Airport, 8690 Aero Dr., San Diego, CA 92123 under the terms and conditions set forth therein.
  2. A resolution declaring that the approval of a two (2) year lease agreement for retail space, including options to extend the term, with Marv Golden Discount Sales, Inc. covering approximately 2,355 square feet (Suite 102) of retail space at Montgomery-Gibbs Executive Airport, is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), which consists of the operation, repair, maintenance, permitting, leasing, and licensing of existing public or private structures, and facilities, involving negligible or no expansion of existing or former use.
- H. Five (5)-Year Lease Agreement for Retail Space, including options to extend the term, with Kham and Thanathone Chareunshouk covering approximately 2,111 square feet of retail space (Suite 114) within Montgomery-Gibbs Executive Airport, at 8690 Aero Dr., San Diego, CA 92123.

PROPOSED ACTIONS:

1. A resolution authorizing the Mayor or designee to execute a Lease Agreement for Retail Space, including options to extend the term, with Kham and Thanathone Chareunshouk DBA Pear's Thai Cuisine Restaurant covering approximately 2,111 square feet of retail space (Suite 114) at Montgomery-Gibbs Executive Airport, 8690 Aero Dr., San Diego, CA 92123 under the terms and conditions set forth therein.
  2. A resolution declaring that the approval a five (5-year) lease agreement for retail space, including options to extend the term, with Kham and Thanathone Chareunshouk DBA Pear's Thai Cuisine Restaurant, for approximately 2,111 square feet (Suite 114) within the City owned retail center located at Montgomery-Gibbs Executive Airport is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), which consists of the operation, repair, maintenance, permitting, leasing, and licensing of existing public or private structures, and facilities, involving negligible or no expansion of existing or former use.
- I. Five (5)-Year Lease Agreement for Retail Space, including options to extend the term, with Nicholas and Zulay Romero DBA Rawknykz Barber Shop covering approximately 662 square feet of retail space (Suite 106) at Montgomery-Gibbs Executive Airport, at 8690 Aero Dr., San Diego, CA 92123.

PROPOSED ACTIONS:

1. A resolution authorizing the Mayor or designee to execute a Lease Agreement for Retail Space, including options to extend the term, with Nicholas and Zulay Romero DBA Rawknykz Barber Shop covering approximately 662 square feet of retail space (Suite 106) at Montgomery-Gibbs Executive Airport, 8690 Aero Dr., San Diego, CA 92123 under the terms and conditions set forth therein.
  2. A resolution declaring that the approval of a five (5)-year lease agreement for retail space, including options to extend the term, with Nicholas and Zulay Romero DBA Rawknykz Barber Shop covering approximately 662 square feet of retail space (Suite 106) at Montgomery-Gibbs Executive Airport, is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), which consists of the operation, repair, maintenance, permitting, leasing, and licensing of existing public or private structures, and facilities, involving negligible or no expansion of existing or former use.
- J. Fourth Amendment to Agreement with C&S Engineers, Inc (H166649) for Airport Master Plan Studies for Montgomery-Gibbs Executive and Brown Field Airports

PROPOSED ACTION:

1. Approval of an ordinance authorizing the Mayor or designee to execute a Fourth Amendment to the Consultant Agreement with C&S Engineers, Inc. (H166649) for the purpose of extending the term of the contract to allow the proper amount of time to update the Program EIRs related to the Airport Master Plan studies for the Montgomery Gibbs Executive and Brown Field Airports. This action extends the term of this contract

from six years 11 months, expiring December 31, 2023, to a total of eight years 11 months, expiring December 31, 2025.

**7. INFORMATIONAL ITEMS**

- A.** Report Back: Motion by the AAC on October 11, 2023, Recommending that the Mayor, if possible, pursues the relocation of the United Airlines Terminal Hangar from San Diego International Airport to Montgomery – Gibbs Executive Airport.
- B.** Staff Reports
- C.** Montgomery – Gibbs Executive Airport Air Traffic Control Tower Report
- D.** Other Reports
  - Monthly Airport Operations Reports – November 2023
  - Monthly Airport Operations Reports – December 2023
  - Monthly Noise Management Report – November 2023
  - Monthly Noise Management Report – December 2023
  - Annual Noise Management Report 2023
  - Airports' Projects Status Report – December 2023

**8. COMMITTEE COMMENTS**

**9. ADJOURNMENT**