

DATE: February 15, 2006

ATTENTION: Planning Commission
Meeting of February 23, 2006

STAFF CONTACT: Brad Richter, CCDC Principal Planner

SUBJECT: PUBLIC HEARING - Proposed Amendments to the Airport Approach Overlay Zone within the Centre City Community Plan Area

REFERENCES: Proposed Height Contour Changes to City Map C-842
Airport Approach Overlay Zone with Proposed Amendments
Airport Authority Resolution 2005-0034

SUMMARY

Staff Recommendation – That the Planning Commission recommend to the City Council approval of the proposed amendment to the Airport Approach Overlay Zone to eliminate height limits associated with the decommissioned Runway 13-31 by replacing Map C-842 with Map C-926 and to replace references to the Unified Port District with the San Diego County Regional Airport Authority.

Fiscal Impact – None with this action.

BACKGROUND

The Planning Commission recently considered the Downtown Community Plan, Centre City Planned District Ordinance, 10th Amendment to the Centre City Redevelopment Plan, and the Environmental Impact Report (EIR) for those documents at four public hearings dated October 27, November 10, December 8, and January 12, at which time the Commission voted 4-1 to recommend to the City Council the approval of the planning documents and certification of the EIR.

At the previous hearings, this amendment to the Airport Approach Overlay Zone (AAOZ) was discussed as one of the associated actions related to the adoption of the documents. Although noticed for the January 12 hearing, this amendment was not properly listed on the Docket as an action item and therefore could not be considered for action by the Commission at that time. Therefore, this is a follow up accompanying action item to the previous consideration of downtown's planning regulations.

DISCUSSION

The Airport Approach Overlay Zone establishes height limits around San Diego International Airport – Lindbergh Field and the Naval Air Station North Island based on air traffic safety studies through the use of City Map C-842. Currently the map shows height limits associated with two runways at Lindbergh Field. Runway 9-27, with an east-west orientation, is the only active runway and accommodates all air traffic at the airport with its eastern landing approach over Little Italy/Middletown, Banker's Hill, and Cortez Hill. Runway 13-31 has a northwest/southeast orientation and was decommissioned by the FAA in 1998 and is no longer utilized. However, Map C-842 was never revised to reflect this fact and remove the height limits associated with the former runway over the southwestern portions of downtown.

During the San Diego County Regional Airport Authority's required Consistency Review for the Downtown Community Plan and Centre City PDO amendments, the Airport Authority required numerous changes to those documents, along with this proposed amendment to the AAOZ, in order to make the finding that all planning documents for downtown are consistent with the existing Airport Land Use Compatibility Plan (ALUCP) for Lindbergh Field (see attached Resolution). The required changes in the Community Plan and PDO were included in the documents that the Commission previously considered and approved, and this amendment to the AAOZ to delete the outdated height limits is the last remaining action required by the Airport Authority. This action does not result in any changes to the documents previously acted upon by the Commission, which are scheduled for a public hearing before the City Council on its February 28 docket.

The Downtown Community Plan, Centre City PDO, and the Final EIR all were prepared based on the assumption that these height limits for the decommissioned Runway 13-31 would be removed from the AAOZ, and new projects could be developed according to the revised height limits as illustrated in Attachment A. As the EIR specifically addressed this potential amendment, the previous Planning Commission action on that document covers the environmental review for this action.

The proposed AAOZ amendment would require the adoption of a new city map implementing the revised height contours as shown in Attachment A, and replace all references to the existing Map C-842 with the new Map C-926. In addition, all references to the Unified Port District would be changed to San Diego County Regional Airport Authority, as the latter has replaced the former as the operator of the airport.

Planning Commission
February 23, 2005
Page 3

SUMMARY/CONCLUSION

In order to comply with the Airport Authority's Conditionally Consistent finding for the Downtown Community Plan and Centre City PDO, staff is recommending that the Planning Commission advise the City Council to 1) amend the Airport Approach Overlay Zone to replace all references to City Map C-842 with City Map C-926 and the Unified Port District with San Diego County Regional Airport Authority; and, 2) adopt City Map C-926 to replace City Map C-842 to reflect the deletion of height limits associated with the former Runway 13-31.

Respectfully submitted,

Brad Richter
Principal Planner

Attachments: A- Proposed Height Contour Changes to City Map C-842
B- Airport Approach Overlay Zone with proposed amendments
C - Airport Authority Resolution 2005-0034