AIRPORT LAND USE COMMISSION

June 15, 2005

Minutes of the Regular Meeting of the Airport Land Use Commission held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, at 1:30 p.m.

PRESENT: COMMISSIONERS JAMES GLEIM, JIM HEGGARTY, TERRY ORTON, RICHARD POTTRATZ, ROBERT TEFFT, GERRIT VANDERZIEL, AND CHAIRMAN ROGER OXBORROW

ABSENT: NONE

STAFF: BILL ROBESON, AIRPORT LAND USE COMMISSION PLANNER
MARTIN PEHL, ASSISTANT AIRPORTS MANAGER

The meeting is called to order by Chairman Oxborrow.

The following action minutes are listed as they were acted upon by the Airport Land Use Commission and as listed on the agenda for the Regular Meeting of June 15, 2005, together with the maps and staff reports attached thereto and incorporated therein by reference.

ROLL CALL:
Commissioner Orton is absent.

Chairman Oxborrow questions if there are any changes to today's Airport Land Use Commission (ALUC) agenda, and Staff responds no.

PUBLIC COMMENT PERIOD: No one comes forward.

1. **Minutes** of May 18, 2005, are presented for approval. Thereafter, on motion of Commissioner Heggarty, seconded by Commissioner Tefft, and carried, in the absence of Commissioner Orton, the minutes of May 18, 2005, are approved as presented.

2. **Staff Updates**:
Bill Robeson welcomes the Commission to the new Board of Supervisor's Chambers. He updates the ALUC on the California Coastal Commission (CCC) hearings, states the CCC continued the Mueller/Oceano Pavilion appeal and he will let the ALUC know when a date is set. He states the CCC did not appear concerned with the safety issues raised in the presentation by Commissioner Tefft and defers further comment to Commissioner Tefft.

Commissioner Tefft describes his presentation to the CCC regarding the aviation location, and safety issues. He states the majority of the CCC did not feel there were any substantial safety issues, and the appeal has been continued due to the Environmental impacts to the dunes.

Commissioner Orton is now present.

3. This being the time set for continued hearing to consider a proposal by the **CITY OF SAN LUIS OBISPO** for a recommendation to the CITY OF SAN LUIS OBISPO (Michael Codron, Associate Planner) for a mandatory determination of consistency or inconsistency with the San Luis Obispo Airport Land Use Plan for the Draft Airport Area Specific Plan (DAASP). The airport area is approximately 1,000 acres, and located about 2.5 **miles south of the downtown of San Luis Obispo, within the city's urban reserve (see figure 2-1 in the DAASP). (Continued from May 18, 2005.)**

Bill Robeson describes the continued hearing for the DAASP, states he is not going to present a detailed project description again, and highlights the issues that were raised at the last meeting. He states the City has a list of changes to discuss from last meeting and additional recommendations from Commissioner Pottratz included in today's agenda packet.

Chairman Oxborrow and Staff clarify the approval process if a consistency finding is determined by the ALUC and City approval.

Michael Codron, City Planner, states the City Council reviewed the DAASP with the recommended changes by the ALUC. He explains the City Council accepted the changes as an exhibit to the resolution and when the document is produced the resolution will be included. He also comments on the additional recommendations submitted by Commissioner Pottratz that they have accepted. He states they are before the ALUC today for further discussion and/or comments that may need to be brought forward in the adoption process. He notes the next City Council meeting for this plan is on July 6th. He discusses document chapters that were accepted by the City Council, states the remaining chapters to be accepted should not have any impact on the airport area and refers to an overhead display (Exhibit A) to describe the boundaries of the DAASP that were changed.

Commissioner Heggarty questions how these boundary changes will affect the City's Sphere of Influence.

Michael Codron responds with a description of how the boundaries will be determined with the City limit line, urban line and green space.

Mike Draze comments on the map for the sphere of influence proposal

that is going to be presented to the City Council on the June 29th, and states the area will be close to the exhibit (A) presented today.

Michael Codron further discusses the sphere of influence area. He states any map changes made by the City Council will be brought before the ALUC at the August meeting for any modifications that need to be considered.

Commissioner Pottratz questions outlining what has been added to the Airport Area Specific lines.

Michael Codron further discusses Figure 4-1 (Land Use Designations Map) changes responds to the questions about the concerns for possible impact to the ACOS (Airport Compatible Open Space Plan).

Commissioner Tefft discusses Figure 4-5 and his concerns with AG (Agriculture) Cluster development occurring. He states he would like to see Figure 4-5 before a determination is made in order to see how it will deal with Residential and Non-Residential development. Commissioners further discuss their Wetland area concerns.

Michael Codron responds with the city policies regarding the Unocal properties in relationship to the Wetland Areas. He further explains the environmental determinations and considerations, and the City Council's alternatives with the proposed project.

George Rosenberger, Assistant Director/County General Services, comments on the City Council meeting and feels it would be better if a revised map with the new boundaries would be presented. He further comments on the property that the County owns and what the Airport is negotiating for. He states the map boundaries will be a concern for the County General Services Department/Airport Operations.

Martin Pehl, Assistant Airports Manager, discusses the Airport expansion proposed in the Airport Master Plan, how it plays into this DAASP map expansion and the zoning issues to consider.

Commissioners further discuss the Airport Safety Zones and Land Uses that will be impacted by these map boundaries and zoning changes.

Bill Robeson comments on the significant changes to the proposed map, and recommends the City submit a revised map and additional information to assist the ALUC in making a sound recommendation.

Commissioner Vanderziel steps down for the remainder of this meeting.

Commissioners further discuss the changes to the DAASP and request time to review the proposed changes before a consistency decision has to be made. They comment on Openspace concerns and request additional information to show the densities and impact to the percentages of Openspace the proposed changes will have. Chairman Oxborrow states the consensus of this Commission is concern for the considerable number of changes that have been proposed to the DAASP.

Michael Codron suggests continuing this item to July and return before the ALUC with the revisions and new information that will be presented to the City Council. He discusses the City strategies and Urban Services incentive, and comments on Openspace in the Ag Land Zoning south of Buckley Road.

Chairman Oxborrow summarizes the ALUC considerations on the proposed DAASP changes. Commissioner Tefft concurs with the concerns raised by Commissioner Pottratz regarding extra territory that is not included in the ACOS, and recommends the City bring a proposal forward to propose an amendment to ACOS. Commissioner Pottratz requests the City submit the changes to ALUC as soon as possible, and include the revisions the ALUC made today.

Michael Codron agrees.

Commissioner Pottratz notes the correction to the numbering in the changes from the May meeting and reference in the additional items he submitted to correct # 16 to read: "#17."

Commissioners and Staff discuss the referral time lines and process. Bill Robeson recommends a subcommittee meeting with the City within the next two weeks to work out any issues before the July ALUC meeting.

Mike Draze clarifies the Services Manufacturing Zoning allows more intense development and less intense manufacturing; but they will provide the ALUC with more description for that area to address their density concerns.

Commissioner Tefft questions if the County Airport staff could provide information on property the Airport owns and is acquiring, to be used for the discussions at the subcommittee meeting.

Bill Robeson responds he will get the information from the Airport staff regarding the Airport and he will set up the Subcommittee meeting.

Commissioner Gleim comments on Accident Data information he has prepared regarding Residential in the Airport Area of Influence and

requests to sending it to staff by e-mail to staff to include with the July agenda.

Matter is further discussed and thereafter, on motion of Commissioner Heggarty, seconded by Commissioner Tefft, and carried, in the absence of Commissioner Vanderziel, to continue the above hearing item to July 20, 2005, at 1:30 p.m.

4. Commissioner Tefft requests his proposed Oceano Resolution be discussed and reconsidered at the July ALUC meeting. Chairman Oxborrow directs staff to add the above items requested by Commissioners Gleim and Tefft be placed on the July ALUC agenda.

There being no further business, this meeting is adjourned to July 20, 2005, at 1:30 p.m., in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Respectfully submitted,

Chris Macek, Secretary
Airport Land Use Commission

AIRPORT LAND USE COMMISSION

WEDNESDAY, JULY 20, 2005

Minutes of the Regular Meeting of the Airport Land Use Commission held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, at 1:30 p.m.

PRESENT: NONE

ABSENT: COMMISSIONERS JAMES GLEIM, JIM HEGGARTY, TERRY ORTON, RICHARD POTTRATZ, ROBERT TEFFT, GERRIT VANDERZIEL, AND CHAIRMAN ROGER OXBORROW

The meeting is cancelled due to lack of a quorum.

The following action minutes are listed as they were acted upon by the Airport Land Use Commission (ALUC) and as listed on the agenda for the Regular Meeting of July 20, 2005.

1. This being the time set for hearing continued hearing to consider a proposal by the **CITY OF SAN LUIS OBISPO** for a recommendation to the CITY OF SAN LUIS OBISPO (Michael Codron, Associate Planner) for a mandatory determination of consistency or inconsistency with the San Luis Obispo Airport Land Use Plan for of the Draft Airport Area Specific Plan (DAASP). The airport area is approximately 1,000 acres, and located about 2.5 miles south of the downtown of San Luis Obispo, within the city's urban reserve (see figure 2-1 in the DAASP). The above item was continued at the May 18, 2005 and June 15, 2005.

Due to lack of a quorum, Chris Macek, ALUC Secretary, continues the above item to August 17, 2005, at 1:30 p.m.

There being no further business, this meeting is adjourned to August 17, 2005, at 1:30 p.m., in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Respectfully submitted,

Chris Macek, Secretary
Airport Land Use Commission