

Development Services Department
Urban Innovation Division

Airport Land Use Commission Overrule at 2345 Kettner Blvd

Item 4
Planning Commission
August 29, 2024

Proposal

Application:

Site Development Permit

Deviation:

Raise the maximum land use intensity to allow for the future development of hospitality, restaurant, offices, and ancillary uses.

Location:

2311-2345 Kettner Boulevard and
2328 India Street



Surrounding Properties



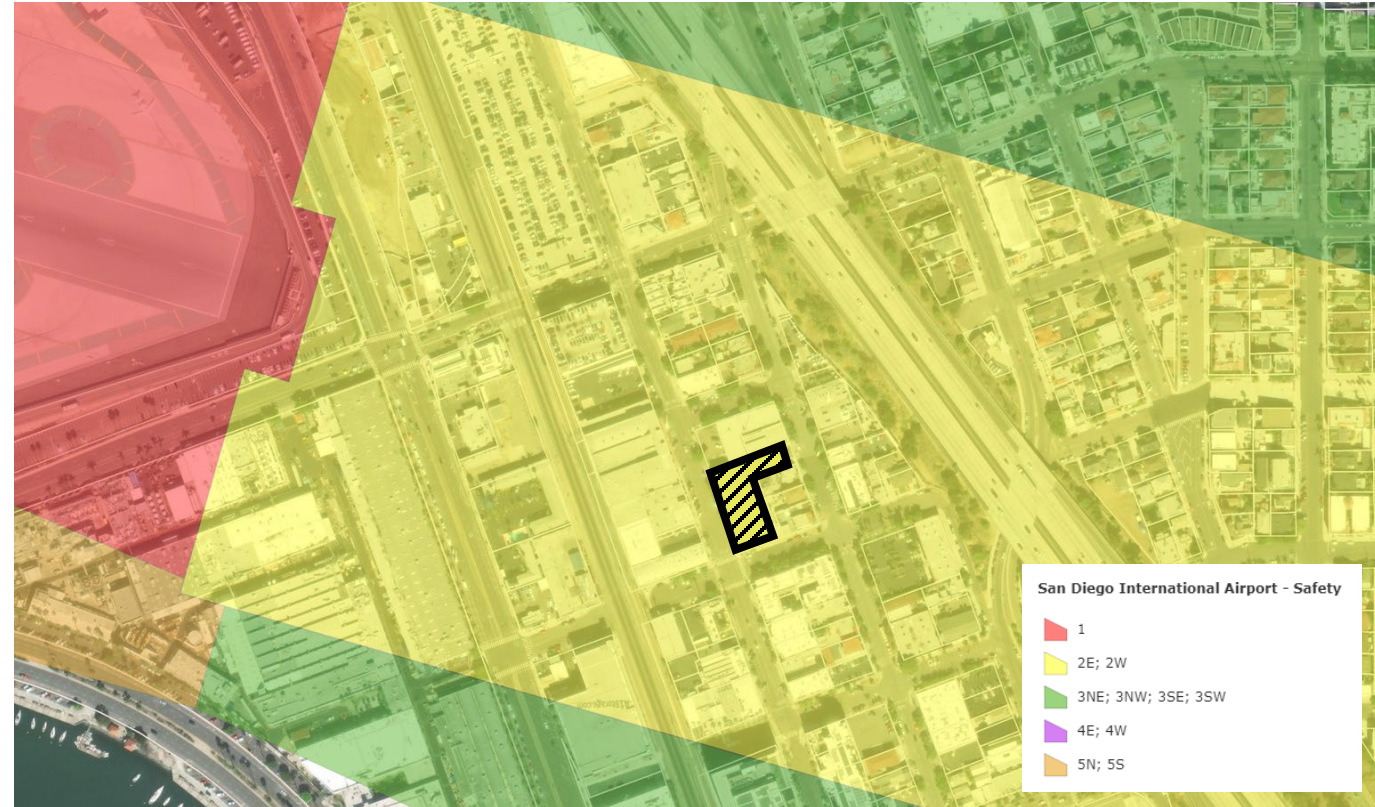
Background

Airport Land Use Compatibility Plans

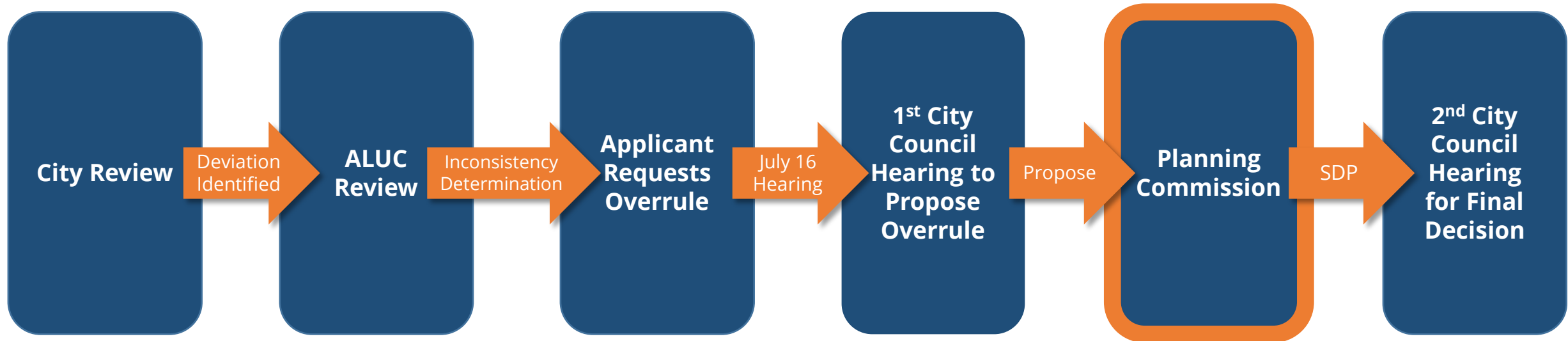
- To promote compatibility between the San Diego International Airport and surrounding future land uses

Airport Land Use Compatibility Overlay Zone

- Noise Compatibility
- Safety Compatibility
- Airspace protection Compatibility
- Aircraft overflight Notification



Overrule Process



First City Council Hearing

Hearing to Propose Overrule

- July 16, 2024
- Voted to 9-0 to propose to overrule the SDCRAA's determination of inconsistency



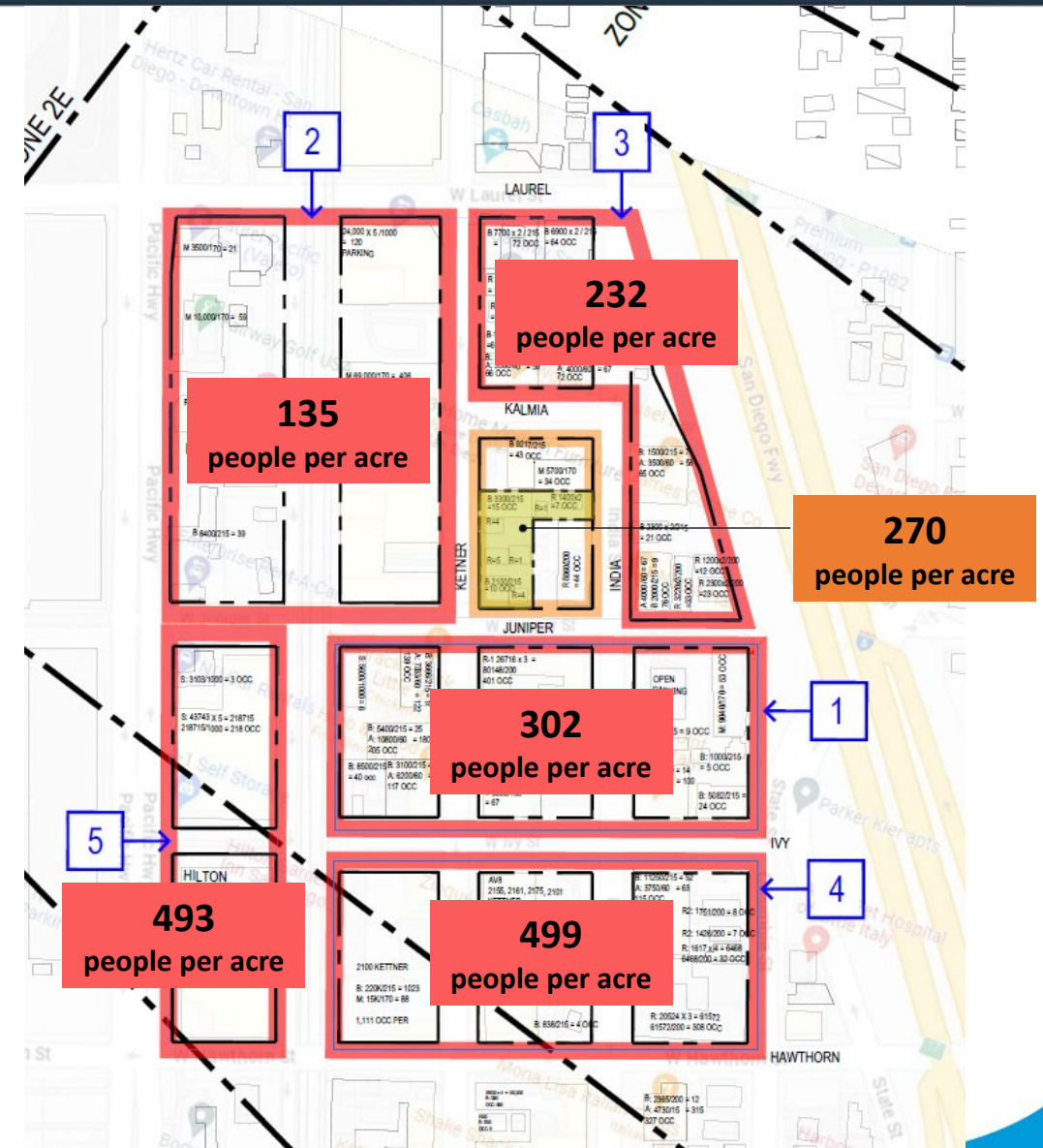
Deviation

- Project proposes to raise the maximum land use intensity to allow for the future development of hospitality, restaurant, offices, and ancillary uses.
- California Airport Land Use Planning Handbook
 - Intensity - Number of people per acre
 - Compatibility - Uses that can coexist with a nearby airport
 - Ancillary Use – primarily intended for use by the employees/occupants of a land use project

Intensity Threshold for Visitor accommodation within Safety Zone 2E – Little Italy			
	Maximum Allowed	Proposed	Difference
Hotel Guest Rooms	32 Rooms	60 rooms	+28 rooms
Ancillary Uses	10% (4,309 SF)	15.6% (6,721 SF)	+5.6% (2,412 SF)
Other Uses	-	Restaurants and Offices	+ Restaurants and Offices

Surrounding Intensity

- Applicant provided survey of existing development within two block radius of site
- Average intensity of blocks surrounding site: **309 people per acre per block**
- Intensity with proposed deviation: **270 people per acre for the subject block**
- Difference: **39 people per acre per block *less than* average of surrounding blocks**





Findings

A deviation from the ALUCOZ must be supported by the Site Development Permit findings that the project is consistent with the following:

1. The proposed development will not adversely affect the applicable land use plan
2. The proposed development will not be detrimental to the public health, safety, and welfare
3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

Plan Analysis

Downtown Community Plan

- Goal 3.1-G-3: Provide an overall balance of uses—employment, residential, cultural, government and destination—as well as full compendium of amenities and services.
- Goal 3.2-G-2 Maintain a range of development intensities to provide diversity, while maintaining high overall intensities to use land efficiently and permit population and employment targets to be met.
- Goal 3.2-P-5 Restrict building intensities underneath the approach path to Lindbergh Field consistent with the Airport Land Use Compatibility Plan.

General Plan

- LU-B.3. Plan for and develop mixed-use projects where a site or sites are developed in an integrated, compatible, and comprehensively planned manner involving two or more land uses.

Community Planning Group

Downtown Community Planning Council

- February 21, 2024
- Voted to 14-0 to recommend approval of the overrule with no conditions.



City Council

Hearing to Propose Overture

- July 16, 2024
- Voted to 9-0 to propose to overrule the SDCRAA's determination of inconsistency





Staff Recommendation

Approve

- Resolution to recommend that City Council approve a Site Development Permit for an overrule of the Airport Land Use Commission's determination of inconsistency with the San Diego International Airport Land Use Compatibility Plan



Thank you