

County of Santa Clara
Airport Land Use Commission

Wednesday, September 24, 2008
Minutes

Regular Meeting

1. **Call to order and roll call.**

The regular meeting of the Airport Land Use Commission (ALUC) is called to order by Chairperson Windus at 6:00 p.m. in Room 157, County Government Center, 70 West Hedding Street, San Jose. A quorum is present.

Members Present

Ron Blake
Ralph Britton
Arthur Knopf
Jack Morton
Robert Sturdivant
Walter Windus

Members Absent

Aileen Kao

2. **Public Presentations:**

There are no public presentations.

3. **Approve minutes of July 23, 2008.**

The Deputy Clerk states that the minutes are delayed.

On Commission consensus, it is ordered that the matter be held to a future meeting.

4. **Provide recommendations relating to a Rezoning request from the City of Palo Alto with regard to the consistency of the proposed development with the Santa Clara County Comprehensive Land Use Plan.**

Mark Connolly, Planner III, Planning Office, Department of Planning and Development summarizes the report. Commissioner Morton recommends that the City of Palo Alto impose an avigation easement on the property.

On motion of Commission Morton, seconded by Commissioner Sturdivant, it is unanimously ordered that the rezoning request be found to be consistent with the ALUC height, noise and safety policies for Palo Alto, as defined in the 1992 Santa Clara County Comprehensive Land Use Plan, and, prior to the issuance of Building Permits, the owner must grant an aviation easement to the County of Santa Clara for Palo Alto Airport, setting forth acceptance of elevation limits and aircraft noise impacts, and initiate the easement dedication process.

5. **Provide recommendations to the City of San Jose regarding a Conforming Planned Development Rezoning from A(PD) Planned Development to A(PD) Planned Development to modify the development standards of the existing zoning district for changes to building setbacks and development standards along certain streets, as well as other modifications to clarify development standards, on an approximately 94.8 gross-acre site. The site is generally bounded by Coleman Avenue to the east, Newhall Street to the south and the City boundary between San Jose and Santa Clara to the North and is located within the San Jose International Airport Influence Area (AIA). (City of San Jose file number PDC08-050). APN(s) Multiple.**

Mr. Connolly summarizes the report. Mr. Allen Tai, Planner, City of San Jose, is present to address questions from Commissioners.

On motion of Commissioner Sturdivant, seconded by Commissioner Blake, it is unanimously ordered that the Commission find the rezoning request consistent with the ALUC height, noise and safety policies for San Jose International Airport, as defined in the 1992 Santa Clara County Comprehensive Land Use Plan, and further, that the rezoning is found to be compatible with the FAA FAR Part 77 Surfaces.

6. **Discuss draft Comprehensive Land Use Plans (CLUPs).**

a. **Palo Alto Airport (PAO) CLUP.**

Chairperson Windus directs attention to the PAO CLUP. Mr. Connolly reports that there have been some minor drawing changes, and Chairperson Windus comments that there have been some changes to wording since the most recent review of the draft PAO CLUP. Mr. Connolly announced that the September 10, 2008 version of the CLUPs are posted on the Website.

Mr. Connolly notes that the Commission is mandated to amend CLUPs only once per year. He plans to circulate the California Environmental Quality Act (CEQA) documentation for 20 days beginning no later than October 3, 2008 in order to meet noticing requirements.

b. **South County Airport (E16) CLUP**

Chairperson Windus reports that he and Mr. Connolly recently presented the draft CLUP to the City of Morgan Hill. He notes that minor grammatical and spelling changes were made to the draft E16 CLUP. Mr. Connolly recommends that the CLUP amendments be considered and adopted at the October 22, 2008 meeting.

7. **Approve 2009 Meeting Schedule.**

Chairperson Windus directs attention to the proposed meeting schedule for the 2009 calendar year. Commissioner Morton recommends that the October 28, 2009 meeting be scheduled as a regular meeting so that CLUP amendments can be adopted at the October 28, 2009 meeting.

On motion of Commissioner Sturdivant, seconded by Commissioner Morton, it is unanimously ordered that the 2009 Meeting Schedule of the Airport Land Use Commission be approved, as amended, and that the annual CLUP amendments be agendaized for the October 28, 2009 regular meeting.

8. **Consider memorandum from Katie Brown, Legislative Director, dated July 18, 2008, regarding developing the County of Santa Clara's 2009 Legislative Policies.**

Chairperson Windus directs attention to the document entitled "County of Santa Clara 2008 Legislative Policies" and notes that on page 40, item No. 10, the phrase "airport noise zone" should be replaced with "airport influence area," in order to conform to phraseology used by the airport land use industry.

On motion of Commissioner Britton, seconded by Commissioner Morton, it is unanimously ordered that the Commission recommend to Ms. Brown that in bullet point 10 on page 40 of the 2008 Legislative Policies, the phrase "airport noise zone" be amended to read "airport influence area"

9. **Accept reports from Ex-Officio Commissioners.**

- a. Cary Greene, Airport Planner, San Jose International Airport, directs attention the report entitled "FAA Obstruction Evaluation Actions with SJC Referral Area" dated July - August 2008. He notes that the Boston Properties project has been issued from the Federal Aviation Administration (FAA) a "no hazard" on one of the three buildings. Continuing, he comments that the Stockton Tower, 1 South Market, and Adobe projects are not currently moving through the FAA process.
- b. There is no report from the Director of County Airports.

On Commission consensus, it is ordered that the report be accepted.

10. **Accept Chairperson's report.**

There is no report.

11. **Announcements and correspondence:**

- a. The Chairperson has no announcements.
- b. Commissioner Morton expresses appreciation for Mr. Connolly's outreach public forum on the PAO CLUP. Mr. Connolly thanks Chairperson Windus and Commissioners Morton and Britton for attending the event.

12. **Adjournment:**

On motion of Commissioner Sturdivant, seconded by Commissioner Blake, it is unanimously ordered that the meeting be adjourned at 7:40 p.m. to the next regular meeting on Wednesday, October 22, 2008 at 6:00 p.m. in Room 157, County Government Center, 70 West Hedding Street, San Jose.

Respectfully submitted,

Whitney Densmore

Deputy Clerk