

City-Initiated General Plan Text Amendment: Modified Airport Influence Area and Associated Text Changes

File No. GPT24-001

City Council
October 22, 2024
Item 10.2

Presenter:
Ruth Cueto, Principal Planner, Department of Planning, Building and Code Enforcement



*Planning, Building and
Code Enforcement*

Background

- **April 2020:** City Council approved Airport Master Plan for San José Mineta International Airport
- **April 2020 - December 2022:** ALUC prepared an Airport Land Use Compatibility Plan (ALUCP) amendment
- **March 2023 - March 2024:** City communicated issues with ALUC's forecasted aircraft operations, noise contours, and the Airport Influence Area
- **March 2024:** ALUC adopted the ALUCP and expanded AIA for San José International Airport against City's objections

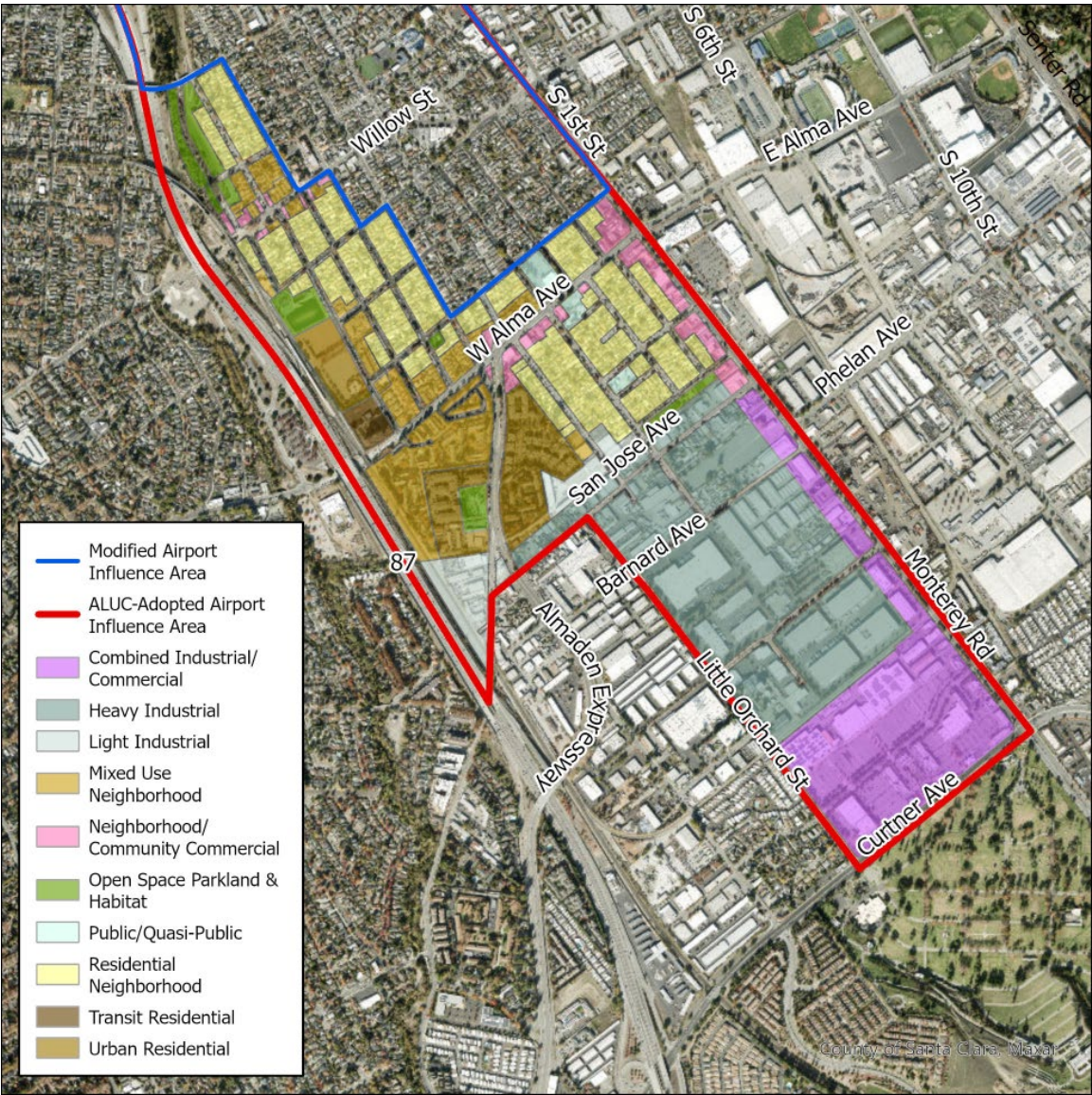
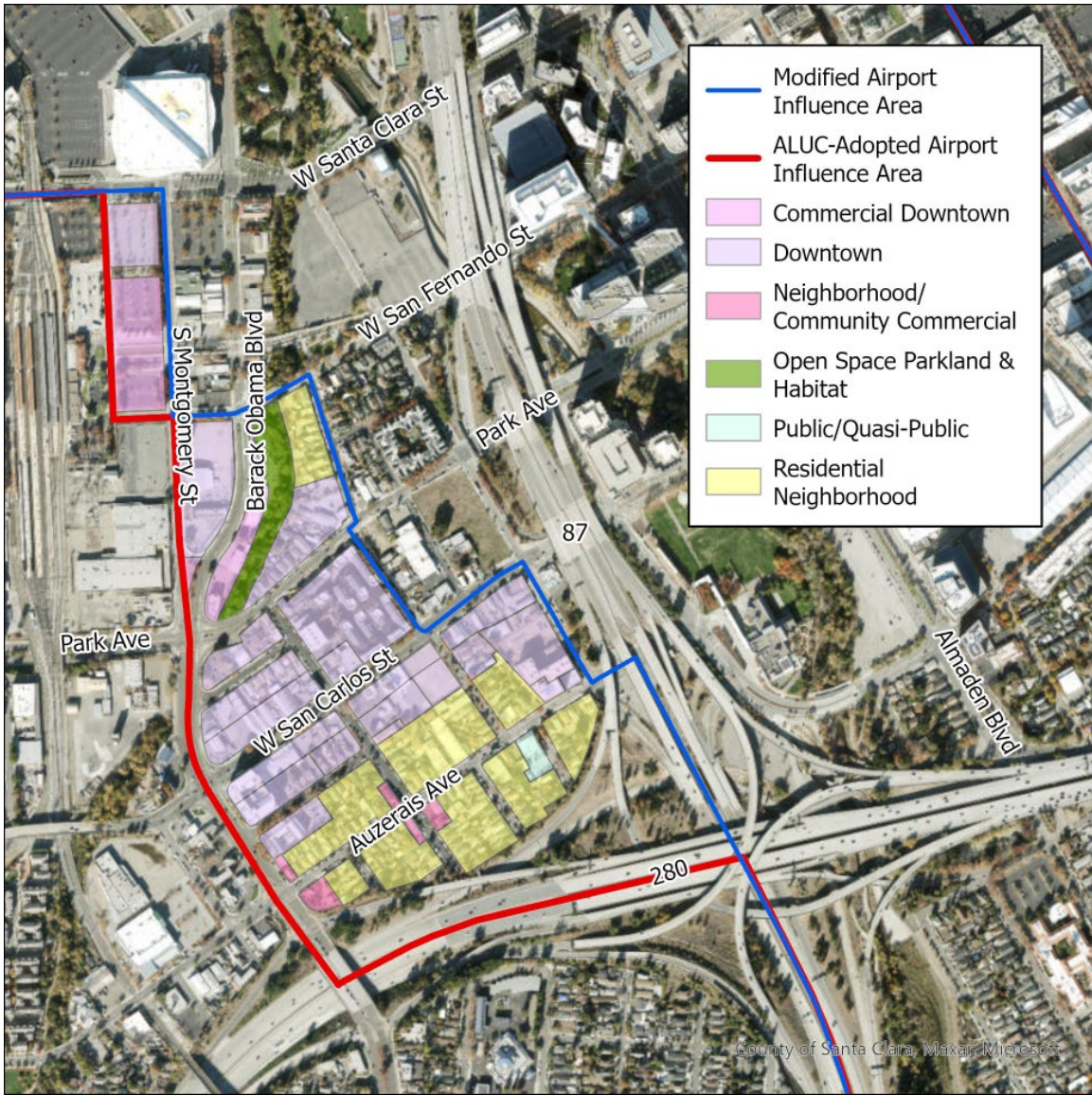
CSJ Concerns with ALUCP

- ALUCP's noise contours utilized an assumed 50% increase in aircraft operations, beyond what was projected in the Airport Master Plan
- Inflated noise contours were used to justify an expanded Airport Influence Area
- The ALUC-adopted AIA unduly adds unnecessary processing requirements for certain development applications and rezonings—which will increase costs for applicants and extend timelines for approval

Airport Influence Areas



Difference Areas



Proposed General Plan Text Amendment

Changes

- Airport Influence Area map
- Consistent naming convention for airports and ALUCPs
- Clarifying language to differentiate ALUC-adopted AIA from City-approved modified AIA
- Background on modified AIA

Outcome

- Only those projects within the City-approved modified AIA would be referred to the ALUC for consistency determinations with the ALUCP

Staff Recommendation

1. Adopt a resolution by two-third majority making certain findings required by California Public Utilities Code Section 21676 that the proposed Amendment is consistent with the purposes set forth in California Public Utilities Code Section 21670 and partially overrule the Santa Clara County Airport Land Use Commission's adopted Airport Land Use Compatibility Plan for the San José Mineta International Airport; and

Staff Recommendation

2. Adopt a resolution to approve the General Plan Text Amendment to update text and maps in the Envision San José 2040 General Plan and the Diridon Station Area Plan to align with the recently adopted San José Mineta International Airport Land Use Compatibility Plan and incorporate a modified Airport Influence Area (AIA) overlay for San José Mineta International Airport adopted by City Council overrule of the Airport Land use Commission-adopted AIA for San José Mineta International Airport.