

**August 5, 2004**

**Mr. Ted Anasis  
San Diego Regional Airport Authority  
3225 North Harbor Drive  
P.O. Box 82776  
San Diego, CA 92138-2776  
FAX: 400-2448**

**SUBJECT: Comprehensive Land Use Plans  
Draft Environmental Impact Report Response**

**Dear Mr. Anasis:**

**The Little Italy Association sponsored a meeting of area business and property owners this morning to hear a presentation by Mr. Paul Nieto, Chair of the Land Use Committee of the San Diego Regional Airport Authority. Over 70 people were in attendance.**

**This letter shall serve as our formal initial response to the proposed Comprehensive Land Use Plans and Draft EIR issued by the Airport Authority. Though our position, as yours, has not been finalized, this letter shall summarize our sentiments, as demonstrated by a majority vote of the people present.**

**First we have a few questions:**

- 1. How often is the noise equipment which monitors decibel levels updated?**
- 2. Are private aircraft noise levels monitored, it appears that they be the source of major decibel level problems at Lindbergh?**

**We understand the a “community vision” can impact the land uses deemed appropriate by the Airport Authority. We intend to work closely with Airport Authority Board members and staff, as well as CCDC staff in ensuring that our community character and development will be protected in the future. Be that as it may, we would like to put forward the following points to the Airport Authority in relationship to the proposed Land Use Plan:**

- We do not support any restrictions on residential densities in Little Italy, whose northern border is Laurel Street. While we understand that the 70 decibel level may restrict future residential land uses, we are initially opposed to such restrictions as they will dilute the ability for our community to provide the residential density necessary to drive the continuation of Washington Elementary School, existing and**

**new retail development, as well as being inconsistent with the Trolley Stop and related Transit Oriented Development;**

- ❑ If the Airport Authority does deem that parcels in the northern part of Little Italy are not compatible with new residential uses, under no circumstances will we support a ban on residential developments south of Hawthorn Street. While our preference is not to have any residential restrictions up to Laurel, Hawthorn is critical for a northern border of residential. In that sense, we support the 2003, not the 1990 decibel level report which determines impacted areas.**
- ❑ If certain parcels are restricted from building residential uses north of Hawthorn, we believe that additional and maximum height limits should be allowed, using the Laurel Travel Center as a model. We believe that restrictions on residential uses could be offset by maximizing the height limits on the affected parcels;**
- ❑ If residential uses are restricted for certain parcels in the over 70 decibel noise level, we believe that all other land uses should be allowable. Such land uses would include hotels, visitor related industries, commercial, office, retail, etc. We believe that since the impact of noise is temporary with these uses, all uses outside of residential should be allowable.**
- ❑ We want to continue to work with Airport Authority Staff, CCDC staff and Councilman Zucchet's office to ensure that the vibrancy and dynamic nature of our community is maintained. To achieve that goal we would hope that Airport Authority staff would use the most liberal interpretations of noise related land use restrictions in their application to Little Italy.**

**We hope that this conveys our views on the ideas currently under consideration. Please feel free to call me at 233-3898 should you have any questions.**

**Sincerely,**

**Marco Li Mandri  
President, Little Italy Association of San Diego**

**Cc: Councilman Michael Zucchet  
Hal Sadler, Chairman of CCDC  
Gary Papers, CCDC  
Mr. Paul Nieto, San Diego Regional Airport Authority  
Little Italy Association Board of Directors  
Attendees at Special Meeting**