

From: Tait Galloway
To: Halbert, Gary; Broughton, Kelly
CC: Greer, Keith
Date: 6/19/2006 12:30:00 PM
Subject: FAA Issue w/ Sunroads Centrum 12 (PTS 64541)

Gary; Kelly:

In response to the voicemail that Kelly forwarded to me concerning the FAA, the FAA has a significant issue with the Sunroads Centrum 12 project in Kearny Mesa concerning the building's height.

The proposed project is a 12 story (180 ft) 306,000 sq.ft. office building. It appears that the project is currently in SCR (PTS 64541) and a building permit is being inspected (PTS 84081).

The FAA wants the building height reduced to 160 ft as stated in a letter to the project applicant. Also, the FAA has requested to me that the other proposed projects near this project to be submitted to the FAA.

This proposed project would affect flight operations at Montgomery and affect the City's ability to receive future FAA funding for Montgomery.

The following is based on a conversation I had with Karen McDonald at the FAA (310-725-6557) regarding this project:

On April 5, 2006, the project applicant filed an Obstruction Evaluation and Airport Airspace Analysis request electronically with the FAA for the project. On April 24, the FAA issued a letter to the project applicant Craig Bachman, Sunroads stating that FAA has determined that buildings height at 180 ft would affect the circling radius for the instrument proceeds (TERPS) at Montgomery Field and the FAA recommended a building height of 160 ft; otherwise they would issue an airspace hazard determination.

The FAA received an application from a construction crane company for Obstruction Evaluation for a 300 ft construction crane and the FAA realized that the crane was for the Sunroads Centrum 12 project. The FAA realized that they never received a response from Sunroads regarding their recommendation, so they contacted Sunroads and indicated they would issue an Airspace Hazard Determination for the proposed project. Since the letter is posted electronically, the project applicant indicated to the FAA that they were unaware of the letter. The following is a link to the letter: <https://oeaaa.faa.gov/oeaaaEXT/letterViewer.jsp?letterContentID=456879>

The FAA is concerned since this project would affecting flight operations at Montgomery Field. They indicated that it may affect the City's ability to receive future FAA funding for Montgomery Field. They are also concerned with Centrum 14 (14 story office building) which is currently in SCR (PTS 104341). Centrum 14 has not been submitted to the FAA of an Obstruction Evaluation. The FAA was indicated that it is their understanding that there is a third project similar in size.

Although near the airport, the projects are not in either the Airport Influence Area (AIA) or AEOZ for Montgomery, although they are in the MCAS Miramar AIA.

Since this is a significant issue for the FAA, I told Karen McDonald that I or another staff person at the City would follow up concerning what steps if any the city would take regarding this project and other proposed projects nearby.

Please advise.

Thanks,

Tait