



**STAFF REPORT – ACLUP COMPATIBILITY REVIEW**

**ALUC\_2018-0003  
AUGUST 16, 2018**

**OWNER:** HOMESTEAD EXCHANGE  
721 S. STATE STREET  
UKIAH, CA 95482

**AGENT/APPLICANT:** UKIAH NATURAL FOODS CO-OP/LORI ROSENBERG  
721 S. STATE STREET  
UKIAH, CA 95482

**REQUEST:** Mendocino County Airport Comprehensive Land Use Plan Consistency Determination to construct a new 5,783± sq. ft., second story addition to an existing 10,116 sq. ft. commercial building. Maximum height of the proposed addition would be 28 feet, 9 inches.

**LOCATION:** 0.5± mile south of the Ukiah town center, lying on the south side of Gobbi St., 400± ft. east of its intersection with S. State St., located at 721 S. State St., Ukiah (APN: 003-040-59).

**PROJECT DESCRIPTION:** The Ukiah Natural Foods Co-Op, a grocery business located within the shopping/business center located at 721 South State Street, proposes a 5,783± square foot second story addition/remodel to an existing 10,116± square foot building. The ground floor remodel/addition would include a new ready to eat food retail area, food preparation kitchen and interior dining area; and the second story addition would contain administrative offices. The project would include installation of photovoltaic panels on the new second story south sloping roof.

**CLUP CONSISTENCY REVIEW:** Compatibility Criteria Table 2A of the ACLUP (page 2-6, attached) identifies multiple story offices as uses not normally acceptable in the B2 Airport Zone. These uses typically do not meet the density and other development conditions listed in Table 2A. They should be allowed only if a major community objective is served by their location in this zone and no feasible alternative location exists.

In addition, the Compatibility Guidelines for Specific Land Uses (Appendix D of the ACLUP) lists two story retail and office buildings as incompatible uses in Airport Zone B2.

However, the project may be considered as "infill" pursuant to Section 2.1.6 of the ACLUP, which states:

***Infill* - Where substantial incompatible development already exists, additional infill development of similar land uses may be allowed to occur even if such land uses are to be prohibited elsewhere in the zone. This exception does not apply within the Compatibility Zone A. Projects can be considered "infill" if they meet *all* of the following criteria:**

- (a) The Airport Land Use Commission has determined that "substantial development" already exists.**
- (b) The project site is bounded by uses similar to those proposed.**
- (c) The proposed project would not extend the perimeter of the area developed with incompatible uses.**
- (d) The proposed project does not otherwise increase the intensity and/or incompatibility of use through use permits, density transfers or other strategy.**

- (e) The infill area has been identified by the local jurisdiction in its general plan or related document and approved by the Commission.

**DISCUSSION:** The City of Ukiah submitted an ACLUP consistency analysis staff report for the proposed commercial addition project dated July 6, 2018.

#### **STAFF RECOMMENDATION**

Prior to any determination of project consistency with the ACLUP, staff recommends the ALUC make findings of adherence to infill criteria “a” through “e” of Section 2.1.6 of the ACLUP.

#### **Attachments:**

- A.) Location Map
- B.) Airport Compatibility Zones
- C.) Noise Contours
- D.) Compatibility Criteria
- E.) Appendix D
- F.) ALUC meeting minutes of February 7, 2008

Policies / Chapter 2

**Table 2A**  
**Compatibility Criteria**  
**Mendocino County Airport Land Use Commission**

Zone	Location	Impact Elements	Maximum Densities		Open Land <sup>3</sup>
			Residential <sup>1</sup>	Other Uses (people/ac) <sup>2</sup>	
A	Runway Protection Zone or within Building Restriction Line	<ul style="list-style-type: none"> <li>High Risk</li> <li>High noise levels</li> </ul>	0	10	All Remaining Required
B1	Approach/Departure Zone and Adjacent to Runway	<ul style="list-style-type: none"> <li>Substantial risk - aircraft commonly below 400 ft. AGL or within 1,000 ft. of runway</li> <li>Substantial noise</li> </ul>	10 acres	60	30% Required
B2	Extended Approach/Departure Zone	<ul style="list-style-type: none"> <li>Moderate risk - aircraft commonly below 800 ft. AGL</li> <li>Significant noise</li> </ul>	2 acres	60	30% Recommended
C	Common Traffic Pattern	<ul style="list-style-type: none"> <li>Limited risk - aircraft at or below 1,000 ft. AGL</li> <li>Frequent noise intrusion</li> </ul>	15 units per acre	150	15% Recommended
D	Other Airport Environs	<ul style="list-style-type: none"> <li>Negligible risk</li> <li>Potential for annoyance from overflights</li> </ul>	No Limit	No Limit	No Requirement

Zone	Additional Criteria		Examples	
	Prohibited Uses <sup>7</sup>	Other Development Conditions	Normally Acceptable Uses <sup>4</sup>	Uses Not Normally Acceptable <sup>5</sup>
A	<ul style="list-style-type: none"> <li>All structures except ones with location set by aeronautical function</li> <li>Assemblages of people</li> <li>Objects exceeding FAR Part 77 height limits</li> <li>Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>Dedication of aviation easement</li> </ul>	<ul style="list-style-type: none"> <li>Aircraft tiedown apron</li> <li>Pastures, field crops, vineyards</li> <li>Automobile parking</li> </ul>	<ul style="list-style-type: none"> <li>Heavy poles, signs, large trees, etc.</li> </ul>
B1 and B2	<ul style="list-style-type: none"> <li>Schools, day care centers, libraries</li> <li>Hospitals, nursing homes</li> <li>Highly noise-sensitive uses (e.g. amphitheaters)</li> <li>Storage of highly flammable materials<sup>8</sup></li> <li>Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>Locate structures maximum distance from extended runway centerline</li> <li>Dedication of aviation easement</li> </ul>	<ul style="list-style-type: none"> <li>Uses in Zone A</li> <li>Single-story offices</li> <li>Single-family homes on an existing lot</li> <li>Low-intensity retail, office, etc.</li> <li>Low-intensity manufacturing</li> <li>Food processing</li> </ul>	<ul style="list-style-type: none"> <li>Residential subdivisions</li> <li>Intensive retail uses</li> <li>Intensive manufacturing or food processing uses</li> <li>Multiple story offices</li> <li>Hotels and motels</li> <li>Multi-family residential</li> </ul>
C	<ul style="list-style-type: none"> <li>Schools</li> <li>Hospitals, nursing homes<sup>8</sup></li> <li>Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>Dedication of overflight easement for residential uses</li> </ul>	<ul style="list-style-type: none"> <li>Uses in Zone B</li> <li>Parks, playgrounds</li> <li>Two-story motels</li> <li>Residential subdivisions</li> <li>Intensive retail uses</li> <li>Intensive manufacturing or food processing uses</li> <li>Multi-family residential</li> </ul>	<ul style="list-style-type: none"> <li>Large shopping malls</li> <li>Theaters, auditoriums</li> <li>Large sports stadiums</li> <li>Hi-rise office buildings</li> </ul>
D	<ul style="list-style-type: none"> <li>Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>Deed notice required for residential development</li> </ul>	<ul style="list-style-type: none"> <li>All except ones hazardous to flight</li> </ul>	

Table 2A Continued  
**Compatibility Criteria**  
Mendocino County Airport Land Use Commission

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**NOTES**

- 1 Residential parcels should not be smaller than the indicated size nor have more than the indicated number of units per acre. Maximum densities expressed in acres are gross acres; those expressed in units per acre are net acres.
- 2 The land use should not attract more than the indicated number of people per acre at any time. This figure should include all individuals who may be on the property (e.g., employees, customers/visitors, etc.). These densities are intended as general planning guidelines to aid in determining the acceptability of proposed land uses. Special short-term events related to aviation (e.g., air shows), as well as non-aviation special events, are exempt from the maximum density criteria.
- 3 Open land requirements are intended to be applied with respect to the entire zone. This is typically accomplished as part of the community's master plan or a specific plan.
- 4 These uses typically can be designed to meet the density requirements and other development conditions listed.
- 5 These uses typically do not meet the density and other development conditions listed. They should be allowed only if a major community objective is served by their location in this zone and no feasible alternative location exists.
- 6 See Policy Section 3.3.
- 7 May be modified by airport-specific policies.
- 8 In those portions of the B Zones located lateral to the runway, no restrictions on the storage of flammables apply. Within the balance of the B1 and B2 Zones, up to 2,000 gallons of fuel or flammables is allowed per parcel. More than 2,000 gallons of fuel or flammables per parcel within the balance of the B1 and B2 Zones requires the review and approval by the ALUC. See Appendix G for a diagram of typical area lateral to the runway.
- 9 Refer to Policy 3.2.3. for definitions which distinguish between hospitals and medical clinics.

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APPLICANT: MENDOCINO COUNTY  
AGENT: PLANNING & BUILDING SERVICES DEPARTMENT  
CASE: CLUP 1-2011

**MENDOCINO COUNTY**  
**AIRPORT COMPREHNSIVE LAND USE PLAN**  
**REVISED JUNE 6, 1996**  
POLICIES / CHAPTER 2  
PAGE 2 - 7



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
501 LOW GAP ROAD • ROOM 1440 • UKIAH • CALIFORNIA • 95482

IGNACIO GONZALEZ, DIRECTOR  
Telephone 707-463-4281  
FAX 707-463-5709  
pbs@co.mendocino.ca.us  
www.co.mendocino.ca.us/planning

May 6, 2011

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Airport Land Use Commission on Thursday, May 19, 2011, at 2:00 PM, will conduct a public hearing on the following project at the time listed or as soon thereafter as the item may be heard. The meeting will be held in the Board of Supervisors Chambers located at 501 Low Gap Road, Ukiah, California.

**CASE#:** CLUP 1-2011  
**DATE FILED:** 4/19/2011  
**OWNER:** VARIOUS  
**APPLICANT:** COUNTY OF MENDOCINO  
**AGENT:** NASH GONZALEZ, DIRECTOR OF PLANNING & BUILDING SERVICES  
**REQUEST:** Airport Comprehensive Land Use Plan consistency review of the Mendocino County General Plan Amendment Ukiah Valley Area Plan.  
**LOCATION:** City of Ukiah Airport Planning Area.  
**ALUC**  **COORDINATOR:** FRED TARR

Your comments regarding the above project are invited. Written comments should be submitted to the Department of Planning and Building Services, at 501 Low Gap Road, Room 1440, Ukiah, California, 95482, no later than May 18, 2011. Oral comments may be presented to the Airport Land Use Commission during the public hearing. All persons are invited to appear and present testimony in this matter.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services or the Airport Land Use Commission at, or prior to, the public hearing.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 463-4281, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Airport Land Use Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

IGNACIO GONZALEZ, Director of Planning and Building Services



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May 3, 2011

**TO: Ukiah Daily Journal**

**FROM: Adrienne Thompson – Commissioner Services Supervisor**

**SUBJECT: Publication of Legal Notice.**

**Please publish the following notice one time on May 8, 2011 in the Legal Notices Section of the Ukiah Daily Journal. Please note that this is not our standard notice language.**

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NOTICE IS HEREBY GIVEN THAT the Mendocino County Airport Land Use Commission on Thursday, May 19, 2011, at 2:00 PM., will conduct a public hearing on the following project at the time listed or as soon thereafter as the item may be heard. The meeting will be held in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California.

1. **CASE#:** CLUP 1-2011  
**DATE FILED:** 4/19/2011  
**OWNER:** VARIOUS  
**APPLICANT:** COUNTY OF MENDOCINO  
**AGENT:** NASH GONZALEZ, DIRECTOR OF PLANNING & BUILDING SERVICES  
**REQUEST:** Airport Comprehensive Land Use Plan consistency review of the Mendocino County General Plan Amendment Ukiah Valley Area Plan.  
**LOCATION:** City of Ukiah Airport Planning Area.  
**ALUC COORDINATOR:** FRED TARR
  
2. **CASE#:** CLUP 2-2011  
**DATE FILED:** 4/19/2011  
**OWNER:** CITY OF UKIAH AND MISCELLANEOUS  
**APPLICANT:** CHARLEY STUMP, DIRECTOR  
**AGENT:** CHARLEY STUMP, DIRECTOR  
**REQUEST:** Airport Comprehensive Land Use Plan consistency review of the City of Ukiah Housing

Element Update (2009-2014).

**LOCATION:** City of Ukiah Airport Planning Area.

**ALUC COORDINATOR:** FRED TARR

Your comments regarding the above project are invited. Written comments should be submitted to the Department of Planning and Building Services, at 501 Low Gap Road, Room 1440, Ukiah, California, 95482, no later than May 18, 2011. Oral comments may be presented to the Commission during the public hearing. All persons are invited to appear and present testimony in this matter.

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DATE

**REFERRAL AGENCIES**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Airport Land Use Commission on Thursday, **HEARING DATE**, at **START TIME**, will conduct a public hearing on the following project at the time listed or as soon thereafter as the item may be heard. The meeting will be held in the Board of Supervisors Chambers located at 501 Low Gap Road, Ukiah, California.

**CASE#:** CLUP 1-2011

**DATE FILED:** 4/19/2011

**OWNER:** VARIOUS

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**REQUEST:** Airport Comprehensive Land Use Plan consistency review of the Mendocino County General Plan Amendment Ukiah Valley Area Plan.

**LOCATION:** City of Ukiah Airport Planning Area.

**ALUC**  **COORDINATOR:** FRED TARR

Your comments regarding the above project are invited. Attached is a copy of the staff report prepared for this item. Written comments should be submitted to the Department of Planning and Building Services, at 501 Low Gap Road, Room 1440, Ukiah, California, 95482, no later than **DAY BEFORE HEARING**. Oral comments may be presented to the Airport Land Use Commission during the public hearing. All persons are invited to appear and present testimony in this matter.

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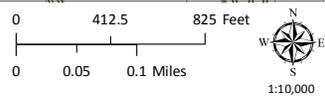
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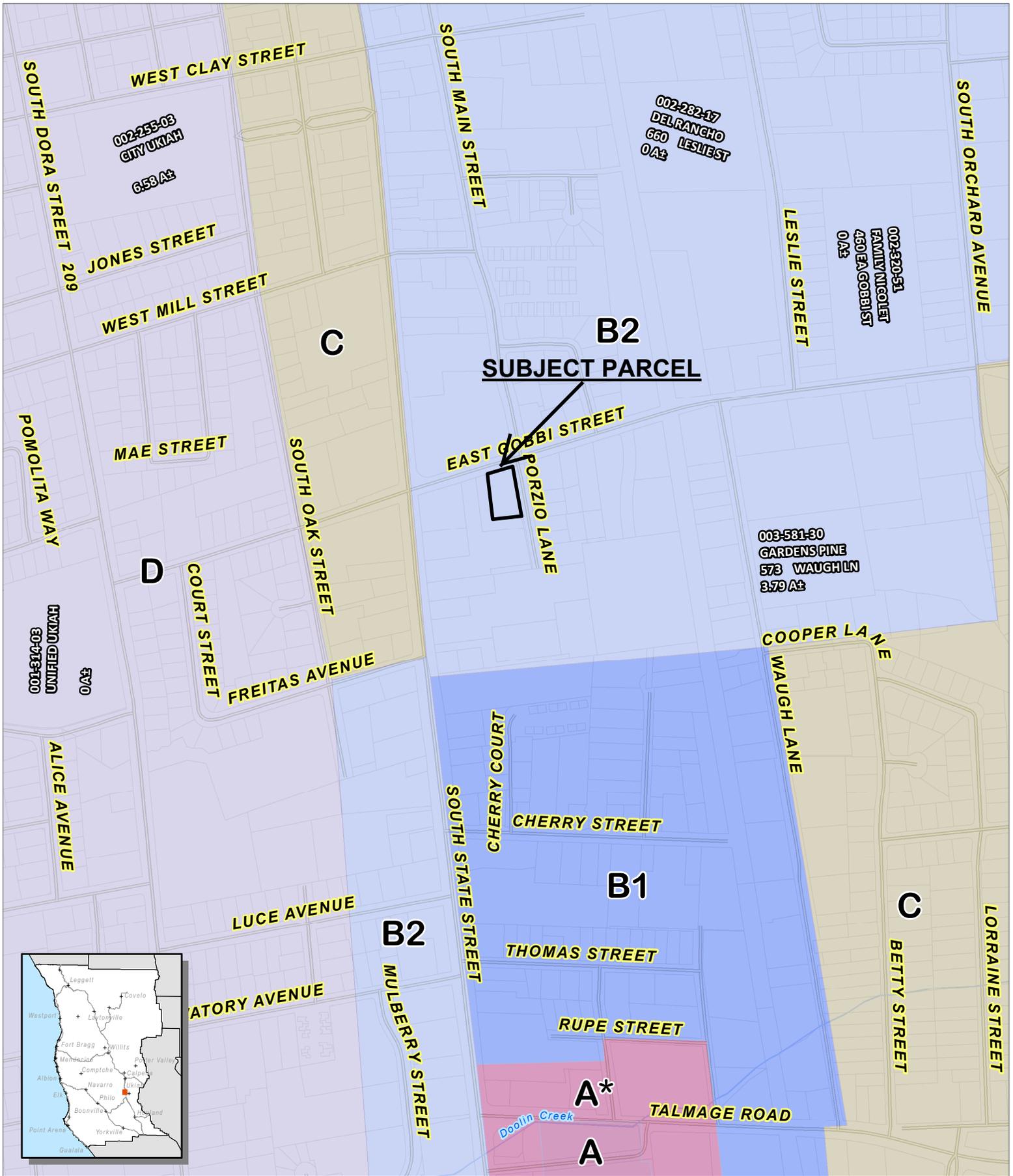
CASE: **ALUC 2018-0003**  
 OWNER: **UKIAH NATURAL FOODS CO-OP**  
 APN: **003-040-59**  
 APLCT: **Lori Rosenberg**  
 AGENT: **Collaborative Design & Planning**  
 ADDRESS: **721 South State Street, Ukiah**

- == Private Roads
- - - Driveways/Unnamed Roads
- Railroads



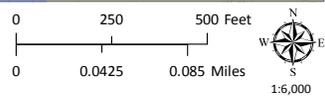
**LOCATION MAP**

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
**DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



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 Named Rivers  
 Public Roads



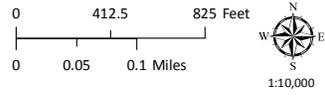
AIRPORT COMPATIBILITY ZONES

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- 65 CNEL
- 60 CNEL
- 55 CNEL
- Named Rivers
- Public Roads



NOISE CONTOURS

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Table 2A  
Compatibility Criteria  
Mendocino County Airport Land Use Commission**

Zone	Location	Impact Elements	Maximum Densities		Open Land <sup>3</sup>
			Residential <sup>1</sup>	Other Uses (people/ac) <sup>2</sup>	
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**Table 2A Continued**  
**Compatibility Criteria**  
**Mendocino County Airport Land Use Commission**

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**NOTES**

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- 6 See Policy Section 3.3.
- 7 May be modified by airport-specific policies.
- 8 In those portions of the B Zones located lateral to the runway, no restrictions on the storage of flammables apply. Within the balance of the B1 and B2 Zones, up to 2,000 gallons of fuel or flammables is allowed per parcel. More than 2,000 gallons of fuel or flammables per parcel within the balance of the B1 and B2 Zones requires the review and approval by the ALUC. See Appendix G for a diagram of typical area lateral to the runway.
- 9 Refer to Policy 3.2.3. for definitions which distinguish between hospitals and medical clinics.

Land Use	Compatibility Zones			
	A	B1/B2	C	D
<b>Commercial Uses</b>				
Large Shopping Malls (500,000+sq.ft.)	-	-	0	+
Retail Stores (one story)	-	0	0	+
Retail Stores (two story)	-	-	0	+
Restaurants and Drinking Establishments	-	0	0	+
Auto and Marine Services	-	0	+	+
Building Materials, Hardware and Heavy Equipment	-	0	+	+
Office Buildings (one story)	-	0	+	+
Multiple-story Retail, Office, and Financial	-	-	0	+
Banks and Financial Institutions	-	0	+	+
Repair Services	-	0	+	+
Gas Stations	-	0	+	+
Government Services/Public Buildings	-	0	+	+
Motels (one story)	-	0	0	+
Hotels and Motels (two story)	-	-	0	+
Theaters, Auditoriums, and Assembly Halls	-	-	0	+
Outdoor Theaters	-	-	0	+
Memorial Parks/Cemeteries	-	+	+	+
Truck Terminals	-	+	+	+
<b>Transportation, Communications, and Utilities</b>				
Automobile Parking	0	+	+	+
Highway & Street Right-of-ways	0	+	+	+
Railroad and Public Transit Facilities	0	+	+	+
Taxi, Bus & Train Terminals	-	0	+	+
Reservoirs	-	0	0	+
Power Lines	-	0	0	+
Water Treatment Facilities	-	0	+	+
Sewage Treatment and Disposal Facilities	-	0	0	+
Electrical Substations	-	0	0	+
Power Plants	-	-	0	+
Sanitary Landfills	-	-	-	0

- 
- Incompatible
  - 0 Potentially compatible with restrictions
  - + Compatible



## MENDOCINO COUNTY AIRPORT LAND USE COMMISSION

**MINUTES FOR THE MEETING HELD ON:** February 7, 2008

**LOCATION:** Mendocino County Board of Supervisors Chambers  
501 Low Gap Road, Room 1070  
Ukiah, California

**COMMISSIONERS PRESENT:** Simon, Crane, Moser, Nickless, Bailey, Mulheren, Shelton

**COMMISSIONERS ABSENT:** Commissioner Calvert was represented by her proxy Jim Nickelss.

**PLANNING & BLDG SVC STAFF PRESENT:** Frank Lynch, Chief Planner  
Adrienne Thompson, Commission Services Supervisor

### 1. Roll Call.

The meeting was called to order at 1:34 p.m. Commissioner Moser arrived at 1:48 pm, but did not participate in the meeting.

### 2. Regular Calendar.

#### 2a. **CASE#: U 4-2007/ V 8-2007/ CLUP 3-2007**

DATE FILED: 2/12/2007

OWNER: ANDERSON VALLEY ELDERHOME

APPLICANT: STEVE KRIEG / AV ELDERHOME

AGENT: STEVEN WOOD

REQUEST: Use Permit for the expansion of an assisted living facility for up to 15 residents. The project will include the expansion of an existing 1,217 square-foot single family residence into a 7,000 square-foot facility to include studio apartments, commercial kitchen, dining and living area and various staff office space. The project also includes a variance to required off-site parking spaces from sixteen to five allowing for additional parking to occur off site at the adjacent Mendocino County Veterans Hall.

LOCATION: In Boonville, lying southwest of Highway 128, directly adjacent to the Mendocino County Fairgrounds parking area and the Mendocino County Veterans Hall Parking area, located at 14450 Highway 128, Boonville; AP# 029-150-15 & 16.

PROJECT COORDINATOR: MARY LYNN HUNT

Mr. Lynch reviewed the staff report and noted the request was to expand a single family residence into an elder home in Airport Zone C. He noted care facilities were an allowed exception in Zone C upon review by Commission.

**Steve Wood**, agent representing Anderson Valley Elderhome, noted the project would be an assisted living facility and the facilities license would not cover non-ambulatory patients. He discussed the phases of the facility and was available to answer questions.

Commissioner Nickless stated he was familiar with the area and felt the project was in a good location.

Commissioner Bailey asked what the full capacity of the project would be, the next closest facility, and where patients would be transferred to when they became non-ambulatory.

Mr. Wood stated complete buildout would house fifteen individuals, the closest facility being Ukiah and the next closest facility in Mendocino. He felt individuals leaving the facility would be transported into nursing homes.

Upon motion by Commissioner Crane, seconded by Commissioner Shelton and carried by a voice vote of (6-0), IT IS ORDERED that the Airport Land Use Commission finds there is no conflict with Airport Zone C, the project area is in an area already established with a mixture of single family residences and commercial establishments and that the proposed Use Permit # U 4-2007 and Variance # V 8-2007 and CLUP 3-2007 is consistent with the goals and policies of the Mendocino County Airport Comprehensive Land Use Plan (CLUP).

AYES: Simon, Crane, Nickless, Bailey, Mulheren, Shelton  
NOES: None  
ABSENT: Moser

2b. **CASE# City of Ukiah CLUP Consistency review # 07-46**

OWNER/ APPLICANT: UKIAH NATURAL FOODS/HOMESTEAD EXCHANGE, 721 S. STATE STREET, UKIAH, CA 95482

REQUEST: Determination of consistency with Mendocino County Airport Comprehensive Land Use Plan, Ukiah Municipal Airport B-2 Zone, for 3,081 square foot two-story addition to 11,350 square foot two-story retail grocery store with a proposed occupancy of 135 persons per acre.

LOCATION: 721 S. State Street; Southeast corner of the intersection of South State and East Gobbi Streets, Ukiah. APN: 003-040-59

PROJECT COORDINATOR: PAM TOWNSEND & CHARLEY STUMP

Mr. Lynch reviewed the staff report for the City of Ukiah and noted the project was for the proposed expansion of a business in the B2 zone. He noted the project was before the Commission because the density standard for infill development was exceeded by the project. He stated the City of Ukiah staff supported the project due to the fact that the surrounding businesses would have varying peak use hours and the project exceeded open space standards, thus the proposed project would be an appropriate exception. He stated the City of Ukiah had six suggested findings for support on page 4 of their report.

**Mike Brown**, associate architect of the project, emphasized that the shopping center has operated since 1964 and precedes the airport flight zone overlay. He felt the proposed expansion would alleviate current circulation problems and decrease density of acreage. He felt the density calculation for the building permit was not practical and felt an exception to the B2 zone could be made when a specific need was served. He stated the height of the expansion would not exceed the buildings current elevation.

Commissioner Mulheren felt an expansion that close to the entrance of the parking lot would make the parking problems worse not better.

**Lori Rosenberg**, General Manager of Ukiah Natural foods, discussed how eliminating a one-way entrance would provide a safer street entrance and exit and improve the flow of traffic.

Commissioner Crane was not convinced shopping was a critical function and was not compelled to override density regulations for the proposed project.

Commissioner Mulheren stated he felt the proposed project was smart growth, within walking distance for many residents and was a good location for expansion.

Commissioner Shelton agreed the increased density of the Natural Food store would not add more than Safeway had previously added and felt that previous developments in that location had been more dense than current infill.

Commissioner Bailey was in support of the project with its central location, expansion of an existing business and felt it made more sense to add square footage on than relocate the entire business.

Commissioner Nickless stated he had no problems with the proposed project.

Chairman Simon agreed with the Commissioners statements and understood Commissioner Crane's point for denial. He was willing to make an exception since the building was already in place, and he did not think that the expansion would make a difference with the current traffic entering Safeway.

Upon motion by Commissioner Shelton, seconded by Commissioner Nickless and carried by the following roll call vote, IT IS ORDERED that the Airport Land Use Commission finds that CLUP 07-46 is consistent with the goals and policies of the Mendocino County Airport Comprehensive Land Use Plan (CLUP), specifically finding:

**RECOMMENDED FINDINGS AND CONSIDERATIONS:**

1. The Building Code maximum occupancy would allow significantly more occupants in the store than the store has ever experienced or that is expected with the small expansion project.
2. Based on historical and projected customer base, as well as observations of the day to day occupancy levels, the total credible expected occupancy would be consistent with the Airport B-2 Compatibility Zone density standard.
3. The strict application of the infill policy density standard for the B-2 Compatibility Zone is unreasonable and inappropriate in this case because the buildings in the Shopping/Business Center would not be fully occupied at the same time due to the nature of the land uses.
4. The 3,000 square foot store expansion and the resulting overall density exceedance of forty-five persons for the 7.83 acre Shopping/ Business Center is minor and inconsequential, particularly given the 75% open space on the project site.
5. The proposed local business expansion project represents a well planned commercial infill development, which is consistent with the Ukiah General Plan and fulfills a major community objective.
6. Based on practical, reasonable, and realistic approach to determining the overall "worst" case occupancy of the developed Shopping/Business Center, the minor expansion project proposed by the Ukiah Natural Foods Co-op is consistent with the Airport B-2 Compatibility Zone density standard.

AYES: Simon, Nickless, Bailey, Mulheren, Shelton  
NOES: Crane  
ABSENT: Moser

**3. Matters from Staff.**

There were no matters from staff.

**4. Matters from Commission.**

Chairman Simon discussed the aviation seminar from last year and stated there was an excellent turnout with valuable information presented.

**5. Approval of Minutes.**

Upon motion by Commissioner Mulheren, seconded by Commissioner Crane and carried by a voice vote of (5-1), with Commissioner Bailey abstaining, the March 15, 2007 Airport Land Use Commission Minutes are approved.

**6. Matters from Public.**

No one was present from the public who indicated a desire to address the Commission.

**7. Adjournment.**

Upon motion by Commissioner Crane, seconded by Commissioner Shelton, and unanimously carried (6-0), IT IS ORDERED that the Planning Commission hearing adjourned at 2:02 p.m.