



MENDOCINO COUNTY AIRPORT LAND USE COMMISSION

MINUTES FOR THE MEETING HELD ON: August 15, 2019

LOCATION: Mendocino County Board of Supervisors Chambers
501 Low Gap Road, Room 1070
Ukiah, California 95482

COMMISSIONERS PRESENT: Albright, Crane, Nelson, Swithenbank, Wiedemann

COMMISSIONERS ABSENT: Beckler, Jacobszoon

PLANNING & BLDG SVC STAFF PRESENT: Jesse Davis, Senior Planner
Keith Gronendyke, Planner III
Caitlin Schafer, Staff Assistant III

OTHER DEPARTMENTS: Matthew Kiedrowski, County Counsel

1. Roll Call.

The meeting was called to order at 2:21 p.m. Roll call was established by the Clerk.

2. Determination of Legal Notice.

The Clerk advised the Commission that all items had been properly noticed.

3. Matters from the Public.

None.

4. Regular Calendar.

4a. CASE#: ALUC 2019-0001

DATE FILED: 7/17/2019

OWNER/APPLICANT: CITY OF UKIAH

REQUEST: Per Section 1.3.2(a) of the Mendocino County Airport Comprehensive Land Use Plan ("ACLUP"), the City of Ukiah's draft Housing Element is to be referred to the Mendocino County Airport Land Use Commission for determination of consistency prior to approval.

LOCATION: The Housing Element includes the City of Ukiah limits in its entirety.

SUPERVISORIAL DISTRICT: 2

STAFF PLANNER: KEITH GRONENDYKE

Mr. Jesse Davis, Senior Planner, noted that staff has carefully reviewed the project and found it to be consistent with the Airport Comprehensive Land Use Plan (ACLUP). He deferred to the City of Ukiah to present more detailed information to the Commission.

Mr. Craig Schlatter, Community Development Director for the City of Ukiah, shared that County staff adequately described the project. He provided clarification related to the memo written by Planning and Building Services staff. He stated that the zones listed in the memo were left out due to the fact that there are no constraints or limitations to development and therefore not required by the State to be included in the Housing Element.

Chair Crane inquired whether the changing of nomenclature within the upcoming ACLUP would hinder the City in obtaining State approval of their Housing Element Update.

Mr. Schlatter stated that he did not feel it would be a hindrance.

Chair Crane asked about the anticipated timeline for approval of the City's Housing Element Update.

Mr. Schlatter noted that if the Airport Land Use Commission found it consistent, the plan would then be submitted to the Ukiah City Council on September 4, 2019.

Commissioner Wiedemann inquired about the location of pages D1 through D3 that were listed in item three of the staff memo.

Mr. Keith Gronendyke, Planner III, shared that the pages refer to the Airport Comprehensive Land Use Plan.

Chair Crane noted that the tables referred to were in the City's report

Mr. Schlatter discussed the information could be found on pages thirty-nine and forty of the City of Ukiah's Housing Element Update. He also noted housing element updates are required to follow a specific timeline by Government Code 65583 and for the City of Ukiah the cycle was eight years. He shared that if the update was not adopted by 120 days after the current planning cycle that the City would have to update the Housing Element every 4 years. He added that the State determined the update to be consistent with current housing element laws.

Upon motion by Commissioner Nelson, seconded by Commissioner Albright and carried by the following roll call vote of (5-0), IT IS ORDERED: That the Airport Land Use Commission adopt the finding determining the amendments proposed to the City of Ukiah General Plan, Chapter 14, 2019-2027 Housing Element Update, are consistent with the Mendocino County Airport Comprehensive Land Use Plan.

AYES: Albright, Crane, Nelson, Swithenbank, Wiedemann
NOES: None
ABSENT: Beckler, Jacobszoon

5. Matters from Staff.

Mr. Davis shared that the Mendocino County Housing Element would be brought before the Commission in the upcoming months.

7. Matters from Commission.

Chair Crane shared that the update to the ACLUP was underway and that several technical advisory meetings had taken place.

8. Adjournment

Upon motion by Commissioner Nelson, seconded by Chair Crane, and unanimously carried with a voice vote of (5-0), IT IS ORDERED that the Airport Land Use Commission hearing adjourn at 2:36 p.m.