



MENDOCINO COUNTY AIRPORT LAND USE COMMISSION

MINUTES FOR THE MEETING HELD ON: September 27, 2010

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

COMMISSIONERS PRESENT: Simon, Nickless, Crane, Holtkamp, Whittaker, Shelton

COMMISSIONERS ABSENT: Commissioner Hall was represented by his proxy, Bryant Whittaker. Commissioner Calvert was represented by her proxy, Jim Nickless. Commissioner Clark was absent.

PLANNING & BLDG SVC STAFF PRESENT: Nash Gonzalez, Director
Fred Tarr, Planner II
Adrienne Thompson, Commission Services Supervisor

OTHER DEPARTMENTS: None

1. Roll Call.

The meeting was called to order at 2:01 p.m. Roll call was established by the Clerk. Chair Simon noted the infrequency of Commission meetings and asked each Commissioner to introduce themselves.

Staff distributed a memo asking that the item be continued, noting that public comment could be taken since people had traveled to attend the meeting.

The Commission agreed that public comment should be taken prior to continuing the matter to 2:00 PM on November 18, 2010.

2. Regular Calendar.

2a. **CASE#: CLUP 1-2010**

PROJECT TITLE: Proposed Revision to the Mendocino County Airport Comprehensive Land Use Plan for Ukiah Municipal Airport.

DATE FILED: August 30, 2010

APPLICANT: CITY OF UKIAH, DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

AGENT: CHARLIE STUMP

REQUEST: The City of Ukiah is proposing a text change to Chapter 3, Section 6.2 (2) & (3) of the Mendocino County Airport Comprehensive Land Use Plan which, under certain circumstances, would allow buildings over two stories in height to be constructed in the B2 Zone north of the airport and would allow for an increase in density of non-residential uses in the B2 Zone north of the airport from 90 to 125 people per acre.

LOCATION: City of Ukiah, in the vicinity of the Ukiah Municipal Airport, specifically the area described in the Mendocino County Airport Comprehensive Land Use Plan, Chapter 3, Section 6 as the "B2" Zone north of the airport.

ALUC COORDINATOR: FRED TARR

Mr. Fred Tarr, ALUC Coordinator, discussed the project to modify language to the comprehensive land use plan, amendments 6.2 pages 3-14, noting the change to allow for more than 2-stories with the submittal of an evacuation plan, direct fire exits, non-combustible construction application, meeting rooms restricted to the ground floor and strategically locating buildings on a site, etc. He further noted that the per acre population would be increased from 90 people to 120 people. Mr. Tarr felt that the original arguments noted in a CLUP 1-2000 ALUC staff report, against changing the

language were still in effect and offered the Commission 3 alternatives: 1. deny the City of Ukiah's request for modification, 2. allow for the requested modification, but limit building height to 40 feet designated in the B2 zone north of the airport as the B3 zone and no change of density from 90 people per acre to 120 people per acre, making the consistency recommendation, or 3. approve the City of Ukiah's proposal (ALUC staff cannot support). If the ALUC approves alternative 2 or 3, they must also make the Negative Declaration recommendations and a finding of consistency with the Airport Comprehensive Land Use Plan (ACLUP).

Charley Stump, City of Ukiah Director of Community Development, discussed the reason for the proposed language change as long range planning goals for infill development in hopes to preclude urban sprawl on agricultural lands. He noted that the intent was to revitalize downtown Ukiah and refurbish the airport, through long term economic development. He did not feel that increasing the height of a building by 10 feet was a significant issue, nor was the increased noise significant from being 10 feet closer to airplanes.

Commissioner Crane asked Mr. Stump his thoughts on the Caltrans letter.

Mr. Stump noted he had not had time to read the letter yet.

Mr. Tarr noted that he also had not thoroughly reviewed the letter.

Mr. Stump noted the language change would be important for developing the B2 zone located north of the airport, especially since the new County Courthouse would potentially be located in such a zone and desired 3 stories.

Commissioner Whittaker asked Mr. Stump his motivation behind limiting urban sprawl and increased building heights.

Mr. Stump noted that agriculture was a key component to the livelihood of the Ukiah Valley and that the community was losing industrial land. He felt the key to getting jobs in the County was to limit sprawl and keep agricultural lands productive.

Commissioner Crane asked if any hanger projects had been planned with the change of the language and asked about the environmental study checklist on page 10, noting aesthetics was checked, but not noise, transportation or housing.

Mr. Stump stated that aesthetics had been checked in error.

Commissioner Crane noted that the increased population density was a 30% jump with the proposed 120 people per acre and felt that everyone would be affected by noise impacts.

Commissioner Holtkamp commented that she was the least experienced person on the Commission and asked for more context in relation to the proposed changes.

Mr. Stump stated that further environmental assessment would be generated for the Commission prior to the November hearing date.

The public meeting was declared open,

Judy Pruden, City Planning Commission, noted her support of the airport and stated that there were several high density mobile home parks located in the B2 zone. She further noted that safety was paramount to airport protection and stated the Commission should be practical in dealing with what could be put in the downtown area. She felt there was room to compromise in reasonable findings to support the changes.

Chris Rowney, Calfire, noted his sphere of influence was the air base and he felt the County needed support from Caltrans Division of Aeronautics to continue with the proposed change.

Judge David Nelson spoke on behalf of the new courthouse in the downtown area. He noted either proposed courthouse location would be in the B2 zone and stated that the current courthouse was 56 feet tall in a 50 foot zoning area with 4 stories and they had not had issues with noise.

John Mayfield, property owner in the B2 zone, voiced concern over the City of Ukiah's request.

Pano Stephens, Attorney and member of Courthouse Advisory Committee, stated the Courthouse was important for the viability of the downtown area and voiced support of the City's request.

John McCowen, Mendocino County Board of Supervisors also on the Courthouse Advisory Committee, stated the most important issue was public safety and thought it made sense to consider the amendment.

Jack Cox, land owner in the Brush Street Triangle, stated his property was classified as mixed commercial and residential and felt there were benefits to be considered from having the Courthouse and jail in one location removing prisoner transport from the equation.

Chair Simon commented that the average aircraft operation out of the Ukiah Airport was 110 aircrafts per day.

MaryAnn Landis, City Council and part of the Courthouse Advisory Committee, discussed the perspectives of safety. She encouraged economic vitality of the downtown area and stated that having the Courthouse downtown was pivotal. She felt mitigations could be made to address the concerns with safety in the B2 zone.

The public comment was continued to November 18, 2010.

Mr. Tarr noted that public comments would also be taken during the November meeting and asked the Commission to hold their comments until then. He suggested that ALUC members could ask questions of staff at this point.

Commissioner Whittaker asked if staff had talked to Caltrans or the FAA regarding runway expansion for safety.

Mr. Tarr noted a referral had been sent to both Caltrans and the FAA for comment, but the FAA had not responded.

Greg Owen, City of Ukiah Airport Manager, stated that the airport was governed by Caltrans Division of Aeronautics and offered a contact name and number should staff require one.

Upon motion by Commissioner Crane, seconded by Commissioner Whittaker and carried by a voice vote of (6-0), IT IS ORDERED to continue the CLUP 1-2010 hearing to November 18, 2010.

AYES: Simon, Nickless, Crane, Holtkamp, Whittaker, Shelton

NOES: None

ABSENT: None

3. Matters from Staff.

Planning and Building Services Director, Nash Gonzalez introduced himself to the Commission.

4. Matters from Commission.

Commissioner Crane discussed the possibility of updating the Mendocino County Airport Comprehensive Land Use Plan (ACLUP), conceding that, at this time, the County's budget would not be able to support an update.

Mr. Tarr noted that was a subject to discuss with Terry Farris, Caltrans Division of Aeronautics.

Mr. Stump noted that the City of Ukiah had received grant funding in 1996 to pay for the City plan and thought similar funds could be available for updating the ACLUP.

Mr. Gonzalez stated he was pursuing grant funding in different areas and hoped to have more information before the next meeting,

5. Approval of Minutes.

Commissioner Whittaker submitted changes to the March 18, 2010 Airport Land Use Commission Minutes.

Upon motion by Commissioner Nickless, seconded by Commissioner Holtkamp and carried by a voice vote of (6-0), the March 18, 2010 Airport Land Use Commission Minutes are approved as amended.

6. Matters from Public.

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

7. Adjournment

Chairman Simon ordered the meeting adjourned at 3:18 p.m.