



## MENDOCINO COUNTY AIRPORT LAND USE COMMISSION

**MINUTES FOR THE MEETING HELD ON:** November 18, 2010

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

**COMMISSIONERS PRESENT:** Simon, Clark, Crane, Holtkamp, Calvert, Shelton

**COMMISSIONERS ABSENT:** Commissioner Hall 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 2:00 p.m. Roll call was established by the Clerk.

2. **Regular Calendar.**

2a. **CASE#: CLUP 1-2010 (Continued from 9-27-10)**

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, staff for the ALUC, briefly discussed the project and noted that the City of Ukiah had revised their request to amend the Airport Land Use Comprehensive Plan by dropping the proposal to reword Section 6.2(2) ["Non-residential uses shall not exceed 90 people per acre"] and by revising the request to amend Section 6.2(3). Mr. Tarr noted that he, Charlie Stump, Nash Gonzalez and Terry Gross, Mendocino County Deputy Counsel, had participated in a conference call with Terry Barrie, Chief of the State of California Division of Aeronautics Office of Aviation Planning and Terry Farris, Aviation Planner with the Division of Aeronautics. Mr. Barrie and Ms. Farris explained that the City of Ukiah's request to amend the ALUCP to accommodate the City of Ukiah's development was an incorrect procedure. Mr. Tarr requested that the hearing for CLUP 1-2010 be continued to allow the Division of Aeronautics additional time to review and comment on the City of Ukiah's amendment request, noting that the Division of Aeronautics would like to discuss with the State of California Administrative Offices of the Court, the City of Ukiah's proposal to relocate the Mendocino County Court House complex to property located in the B-2 Compatibility Zone of the City of Ukiah Airport.

The Commission discussed the change in the City of Ukiah's request regarding the density per acre and the language amendment, which would add a special clause for public facilities to allow for higher densities by right.

Mr. Tarr commented that Charlie Stump from the City of Ukiah was not present but was on call and available if the Commission had any questions.

Chair Simon noted he would agree to the continuance, but stated this would be the last time the item was continued while staff waited for someone at Caltrans Division of Aeronautics to respond.

The public hearing was declared open, seeing no one come forward, the public hearing was declared closed.

Mr. Gonzalez noted that additional public comment would be taken during the January meeting.

Upon motion by Commissioner Holtkamp, seconded by Commissioner Shelton and carried by a voice vote of (6-0), IT IS ORDERED to continue the CLUP 1-2010 hearing to January 20, 2011.

AYES: Simon, Clark, Crane, Holtkamp, Calvert, Shelton  
NOES: None  
ABSENT: Hall

**3. Matters from Staff.**

There were no matters from staff.

**4. Matters from Commission.**

Commissioner Crane asked the importance of several letters attached to the City of Ukiah's packet.

Mr. Tarr noted the letters were informational and he would add them to the agenda for January's discussion.

**5. Approval of Minutes.**

Upon motion by Commissioner Crane, seconded by Commissioner Holtkamp and carried by a voice vote of (4-0) with Commissioner Calvert and Clark abstained from the vote, the September 27, 2010 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 Clark, seconded by Commissioner Crane ordered the meeting adjourned at 2:16 p.m.