



MENDOCINO COUNTY AIRPORT LAND USE COMMISSION

MINUTES FOR THE MEETING HELD ON: January 20, 2011

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

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

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

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 2:06 p.m. Roll call was established by the Clerk. Commissioner Crane arrived at 2:12 PM.

2. Regular Calendar.

2a. **CASE#: CLUP 1-2010 (Continued from 11-18-10)**

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 (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

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

Chair Simon discussed the letter from Caltrans, which had just been distributed by staff and noted the Commission would proceed with the hearing.

Mr. Fred Tarr, staff for the Airport Land Use Commission (ALUC), briefly discussed the project history and noted the request to amend Section 6.2(3) of the Mendocino County Comprehensive Land Use Plan, which would allow for public facility buildings to exceed the 2-story height limit with certain specific design features that would provide occupants with an equivalent evacuation risk as those in a 2-story building.

Chair Simon read the letter submitted by Caltrans Aeronautics.

The public hearing was declared open.

Charley Stump, City of Ukiah Planning & Community Development Director, commented that the City was not proposing sites for a new courthouse; the locations had been submitted by a local advisory group. He also commented that Caltrans, Division of Aeronautics, as noted in the letter just ready, did not have an issue with a 3 story courthouse on either site.

Chair Simon noted the Commission understood that they were not deciding on a site for the courthouse.

Mr. Stump continued with his proposal, stating it was important to note there had been discussion of a County justice building that would also have 3 stories. He acknowledged that there would be noise during the peak fire season from planes, jets, etc. and felt the community accepted the presence of noise for public safety. He stated that buildings were required to be built to greater standards than before and thought the Commission could move forward with the proposal.

Jack Cox stated he was confused about the matter and thought his property on Brush Street was one of the original 16 sites under consideration by the advisory board. He wanted to know how the two sites being considered by the Administrative Office of the Courts were selected.

Sage Sangiacomo, City of Ukiah Manger, commented that the existing Courthouse was closer to the flight path than the 2 alternatives sites and felt the impacts would not be worse than the current location.

Commissioner Crane noted the current courthouse was in the C zone, while the proposed sites were located in the B2 zone, which is inconsistent.

Chair Simon noted there was a difference between stories and height in the City of Ukiah's ACLUP and the County's and asked Mr. Stump what the difference was.

Mr. Stump was not sure of the difference and noted the height would only be allowed for public facilities.

Commissioner Whittaker commented he was concerned that a 50 foot building would add mechanical shed to the top to increase the total height.

Mr. Stump commented that no portion of the building would exceed FAA regulations.

The Commission discussed the initial environmental study that had been prepared by the City of Ukiah.

Pano Stephens, Attorney participating in the courthouse advisory group, discussed the process used to select the sites. He felt it was in the best interests of the public to approve the language change.

Jack Cox disagreed and thought that having the courthouse downtown would produce gridlock.

The public hearing was declared closed.

Upon motion by Commissioner Holtkamp, seconded by Commissioner Shelton and carried by a voice vote of (4-3), IT IS ORDERED to approve CLUP 1-2010 per Alternative #2 recommended by staff, finding that the City of Ukiah proposal as proposed in the memorandum dated November 5, 2010, submitted to the Mendocino County Airport Land Use Commission could not have a significant effect on the environment and a Negative Declaration can be adopted with the findings as prepared in the initial study. Further more, the proposed amendment will provide equal or greater protection for the public from incompatible land uses, noise and safety hazards than the current policy in Section 6.2(3).

Routinely occupied portions of **Public Facility** buildings shall not exceed two stories in height (equipment rooms, etc. are exempt), **unless**:

1. Specific design includes features that would provide the occupants with an equivalent evacuation risk as those in a two-story building. The design features may include, but not necessarily be limited to, fire sprinkler systems zoned for individual floor operation; limited size and number of windows on the flight path side of the structure; additional and/or direct fire exits on floors above the second story; application of noncombustible construction materials; application of escape and rescue windows/exits to floors above the second story; stronger structural and roof designs; and strategically locating the building on the site such that the profile presents the least exposure to air traffic and increased accessibility for Fire Department emergency rescue apparatus. The determination of equivalent evacuation risk shall be made by project decision makers with review, direction and recommendations received from local public safety personnel and other appropriate staff.

2. Each project shall include a Disaster Management/Emergency Evacuation Plan to facilitate the rapid evacuation of building occupants in the event of an aircraft accident involving the building. The contents of the Plan shall be generally consistent with the U.S. Department of Labor Occupational Safety and Health Administration.

AYES: Simon, Holtkamp, Nickless, Shelton
NOES: Crane, Clark, Whittaker
ABSENT: None

3. Matters from Staff.

Mr. Gonzalez introduced Roger Mobley, the new Chief Planner.

4. Matters from Commission.

Chair Simon thanked staff for their time and work on the City's application.

5. Approval of Minutes.

Upon motion by Commission Shelton, seconded by Commission Clark and carried by a voice vote of (7-0), the November 18, 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 Holtkamp seconded by Commissioner Clark ordered the meeting adjourned at 2:56 p.m.