



MENDOCINO COUNTY AIRPORT LAND USE COMMISSION

MINUTES FOR THE MEETING HELD ON: May 19, 2011

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

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

COMMISSIONERS ABSENT: Chairman Simon was absent by prior arrangement. Commissioner Hall was represented by his proxy, Bryant Whittaker. Commissioner Calvert was represented by her proxy Jim Nickless.

PLANNING & BLDG SVC STAFF PRESENT: Roger Mobley, Chief Planner
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.

2. Reappointment of Eric Crane to the Airport Land Use Commission.

Upon motion by Commissioner Holtkamp, seconded by Commissioner Clark and carried by a voice vote of (5-0), Eric Crane is reappointed to the Airport Land Use Commission, with an expiration date of May, 2015.

3. **Regular Calendar.**

3a. **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

Fred Tarr, Project Coordinator, discussed the City of Ukiah Housing Element update process and noted the project had potential to impact Airport activity and had been referred to the Commission for consistency. He noted the areas available for development as underutilized on a map that was attached to the staff report, stating there were no areas in Zone A, but a number of vacant lots in the B1 and B2 zones and a few parcels in zone D. Mr. Tarr recommended that the Commission find consistency with the City of Ukiah's request and note that individual projects would still need to come before the Commission to determine consistency with density for residential development. He noted that the Comprehensive Land Use Plan Amendment was a policy document that would not result in project development.

Charley Stump, City of Ukiah Director, further discussed the map distributed to the Commission and noted the properties identified as developable for housing. He noted that any future development

would be subject to the rules and regulations of the County Airport Comprehensive Land Use Plan and felt the Housing Element Update was consistent with the plan.

Commissioner Clark noted the motion referenced the amendment as the County's update.

Mr. Tarr stated the error would be corrected to reflect the City of Ukiah.

Commissioner Crane noted the different maps for the project and asked for clarification.

Mr. Tarr noted one map was provided by the City and the other had been created by the County to show the airport zone.

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

Commissioner Holtkamp made the recommended motion on page CLUP-3, which was seconded by Commissioner Crane for discussion.

Under Discussion, Commissioner Crane asked about allowable densities of development.

Mr. Stump noted only the densities approved as consistent with the Airport Regulations would be allowed.

Upon motion by Commission Holtkamp, seconded by Commission Crane and carried by a voice vote of (6-0), City of Ukiah Housing Element Update is found consistent with the goals and policies of the Mendocino County Airport Comprehensive Land Use Plan.

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

3c. Discussion and Possible Action Regarding the Notice of Preparation of a Draft Environmental Impact Report for the Ukiah Courthouse.

Mr. Tarr discussed the Notice of Preparation of a Draft Environmental Impact Report for the Ukiah Courthouse relocation. He noted that the project would be a State Plan and did not require any sign off by the County or City of Ukiah for height, specific design, occupant's evacuation risk, etc and recommended the Commission direct staff to send a letter to Laura Sands, Administrative Office of the Courts, outlining information in Airport Comprehensive Land Use Plan.

Mr. Stump agreed that the State would exempt themselves from local laws and procedures, but the Administrative Office of the Courts (AOC) would consult with Caltrans Division of Aeronautics to discuss the request. He discussed the previous Commission hearing that amended the language to allow for a 3 story building in the B2 zone and noted that if the courthouse was to be built any taller, the AOC would have to go back to Caltrans with the request. He also noted that the EIR analysis cover the worst case scenario so that all potential impacts are discussed.

Commissioner Crane discussed the previous hearing to amend the B2 language and allow for 3 stories and stated there had been substantial discussion surrounding the potential 3 story building and wanted it put in the record that the higher density was not practical for Ukiah.

Mr. Stump stated he did not anticipate a higher density from the project, but a taller building was possible. He felt it was prudent to submit a letter stating the Commission's concern.

The Commission stated support for sending a letter to the AOC.

Commissioner Holtkamp asked if any plans would come before the Commission for review.

Mr. Stump noted the State was not required to submit for a permit and was not subject to discretionary review, thus no further discussion was anticipated.

Commissioner Crane noted that the Division of Aeronautics may see something, but local government would not be involved in the decision.

Commissioner Holtkamp stated for the record that she did not agree with a 5 story courthouse.

The Commission discussed what they considered a story and noted that 5 stories with a basement was considered to be 6 stories.

Mr. Tarr commented he would prepare a letter and email to the Commission for review, noting that 3 stories and a basement would be considered 4 stories by the County and inconsistent with Airport Comprehensive Land Use Plan.

The Commission directed staff to prepare a letter addressing their concerns with an increased building height.

3b. 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

Mr. Tarr discussed the land use change requests within the UVAP. He noted that several of the requests could potentially be in conflict with Airport Comprehensive Land Use Plan (ACLUP) depending on densities and height limits associated with the proposed development. He commented that several of the changes would not be in conflict with the plan and noted the potential for future development with underutilized parcels. He recommended that the Commission find the land use changes compatible with the ACLUP and look into each land use change at such time as the rezonings take place.

Commissioner Crane discussed the runway protection zone.

Mr. Tarr noted that was the area southwest of the runway and stated the Commission could make a recommendation that it remain open space.

Mr. Mobley discussed the UVAP process and noted the rezonings would be a separate action that the Commission could comment on if the UVAP was adopted.

Mr. Tarr noted it was staffs recommendation that the Commission find the amendment to the Mendocino County General Plan, UVAP, consistent with the ACLUP if the appropriate actions take place when the land use changes are rezoned.

Upon motion by Commission Whittaker, seconded by Commission Holtkamp and carried by a voice vote of (6-0), the Airport Land Use Commission finds that the Land Use Change requests within the Ukiah Valley Area Plan are consistent with the Airport Comprehensive Land Use plan if the appropriate actions are taken during the rezoning process.

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

NOES: None

ABSENT: None

4. **Matters from Staff.**

There were no matters from staff.

5. **Matters from Commission.**

There were no matters from the Commission.

6. **Approval of Minutes.**

Upon motion by Commissioner Holtkamp, seconded by Commissioner Crane and carried by a voice vote of (6-0), the January 20, 2011 Airport Land Use Commission Minutes are approved.

7. **Matters from Public.**

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

8. **Adjournment**

Upon motion by Commissioner Crane seconded by Commissioner Clark ordered the meeting adjourned at 2:51 p.m.