



MENDOCINO COUNTY AIRPORT LAND USE COMMISSION

MINUTES FOR THE MEETING HELD ON: January 17, 2013

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

COMMISSIONERS PRESENT: Simon, Crane, Holtkamp, Beaver, Shelton, Gawthrop, Clark

COMMISSIONERS ABSENT: Commissioner Hall was represented by his proxy, Bill Gawthrop. Commissioner Calvert was represented by her proxy, Greg Beaver.

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

OTHER DEPARTMENTS: None

1. **Roll Call.**

The meeting was called to order at 3:00 p.m. Roll call was established by the Clerk.

2. **Regular Calendar.**

2a. **CASE#: ALUC 4-2012**

DATE FILED: 12/17/2012

OWNER: VARIOUS

APPLICANT: CITY OF UKIAH

AGENT: CHARLEY STUMP, DIRECTOR OF PLANNING

REQUEST: Airport Land Use Consistency determination of a proposed City of Ukiah Rezoning.

LOCATION: The vacant property located in the southern portion of the Ukiah City Limits, east of Airport Park Boulevard in the Airport Business Park.

PROJECT COORDINATOR: FRED TARR

Mr. Fred Tarr, staff for the Airport Land Use Commission (ALUC), discussed the consistency review of a rezoning in the City of Ukiah for Costco. He noted the current zoning was for auto/commercial and the rezoning would change the site to commercial/retail. He discussed the State regulations that require the ALUC to take action on compatibility of rezoning and noted the developments in area. Mr. Tarr stated that staff felt the project was compatible with the Airport Comprehensive Land Use Plan (ACLUP) and the associated findings could be made.

Chair Simone asked Mr. Stump to proceed with his presentation.

Mr. Stump, City of Ukiah Planning & Community Development Director, discussed the zoning in the area noting it was Planned Development (PD) and each development would need to be consistent with ACLUP. He felt the project would be compatible with Zone C and did not feel the rezoning would affect anything.

Commissioner Crane discussed the open land calculation and how parking spaces were counted; whether there was a hypothetical conceptual plan for landscaping requirement.

Mr. Stump stated calculations were not completed for retail stores and parking was considered open space. He stated landscaping must equal 20%.

Commissioner Shelton discussed the Walmart expansion and traffic mitigation and asked how Costco would be accommodating the issue.

Mr. Stump noted the primary issue with Walmart was their inability to meet the landscaping requirements of 20%.

Commissioner Gawthrop asked if the design had been preapproved for Costco or another structure.

Mr. Stump stated his understanding was there would be one structure and filling station, but nothing was approved, the application was in process.

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

Upon motion by Commissioner Holtkamp, seconded by Commissioner Shelton and carried by the following voice vote of (7-0), IT IS ORDERED that Airport Land Use Commission find that ALUC 4-2012, the proposed rezoning of the 15.33+/- acres located immediately west of Highway 101 on Airport Park Boulevard from Industrial/Auto Commercial to Commercial Retail, is consistent with the Mendocino County Airport Comprehensive Land Use Plan.

AYES: Simon, Holtkamp, Shelton, Beaver, Gawthrop, Crane, Clark
NOES: None
ABSENT: None

3. **Matters from Staff.**

Mr. Tarr thanked the Commission for their attendance.

Chair Simon reminded each Commissioner that it was State law to assign a proxy to their seat.

4. **Matters from Commission.**

There were no matters from the Commission.

5. **Approval of Minutes.**

Upon motion by Commissioner Crane, seconded by Commissioner Clark and carried by a voice vote of (7-0), the April 19, 2012 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 Shelton, seconded by Commissioner Crane, the meeting adjourned at 3:10 p.m.