



MENDOCINO COUNTY AIRPORT LAND USE COMMISSION

MINUTES FOR THE MEETING HELD ON: **May 21, 2015**

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

COMMISSIONERS PRESENT: Holtkamp, Krueger, Shelton, Gawthrop, Beckler

COMMISSIONERS ABSENT: Crane

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

OTHER DEPARTMENTS: Matt Kiedrowski, County Counsel

1. **Roll Call.**

The meeting was called to order at 2:01 p.m. Roll call was established by the Clerk.

2. **Commission Administration.**

2a. Election of the Chair and Vice Chair.

Commissioner Holtkamp nominated Commissioner Shelton as Chair and Commissioner Gawthrop as Vice Chair. The motion was seconded by Commissioner Beckler and passed by a voice vote of (5-0).

Mr. Matt Kiedrowski, Deputy County Counsel, noted that Mr. Swithenbank had filed an application to fill a vacant seat on the Commission; however he could not participate for this meeting as the application process had not been completed.

Mr. Tarr introduced Leonard Swithenbank and noted he would be present for future meetings as a member of the Commission. He also welcomed Randy Beckler to the Commission.

2b. Determination of Legal Notice.

The Clerk advised that proper legal notice had been given.

Mr. Kiedrowski discussed proper procedures for a public meeting and discussed the set standards.

3. **Regular Calendar.**

3a. **CASE#: ALUC 2015-0001**

DATE FILED: 4/27/2015

OWNER/ APPLICANT: LINDA AND MARK MOUNTANOS

PROJECT COORDINATOR: FRED TARR

REQUEST: Airport Land Use Commission (ALUC) consistency review of a proposed General Plan Amendment and Rezone for the City of Ukiah.

ENVIRONMENTAL DETERMINATION: ALUC is not the lead agency

LOCATION: 334 N. Main Street, Ukiah; APN 002-186-02.

RECOMMENDATION: CONSISTENT

Mr. Fred Tarr, staff for the Airport Land Use Commission (ALUC), discussed the staff report and presented a power point of the subject parcel.

The public hearing was declared open.

Charley Stump, Director of the City of Ukiah Planning and Community Development, noted the site was important to the City of Ukiah for future development.

The Commission discussed infill requirements.

The public hearing was declared closed.

Upon motion by Commissioner Gawthrop, seconded by Commissioner Holtkamp and carried by the following voice vote of (5-0), IT IS ORDERED that the ALUC makes the finding that the project is within the Compatibility Zones B2 and C North of the Ukiah Municipal Airport and meets the criteria set forth in Section 2.1.6 of the Airport Comprehensive Land Use Plan (ACLUP) and finds that the General Plan Amendment and the Planned Development Rezone (ALUC_2015-0001) are consistent with the Mendocino County Airport Comprehensive Land Use Plan.

AYES: Holtkamp, Shelton, Krueger, Gawthrop, Beckler
NOES: None
ABSENT: Crane

3b. CASE#: ALUC_2015-0002

DATE FILED: 4/27/2015

OWNER: CITY OF UKIAH

APPLICANT: CITY OF UKIAH

PROJECT COORDINATOR: FRED TARR

REQUEST: Airport Land Use Commission (ALUC) consistency determination for a City of Ukiah Rezone/Planned Development for a 42-unit senior affordable housing project.

ENVIRONMENTAL DETERMINATION: ALUC is not the lead agency

LOCATION: In the City of Ukiah, east of South Main Street and north of Cleveland Lane.

RECOMMENDATION: CONSISTENT

Mr. Fred Tarr, staff for the Airport Land Use Commission (ALUC), reviewed the staff report and discussed a power point of the project.

Commissioner Gawthrop asked the actual distance from the end of the airport runway to the project site.

Mr. Tarr noted the map in the report indicates the project site is 0.93± miles from the runway and noted the site was in an established area of development, considered infill.

The public hearing was declared open.

Kevin Thompson, City of Ukiah Principle Planner, agreed with staff's assessment of the project and noted the site would be used for an affordable housing project.

The public hearing was declared closed.

Upon motion by Commissioner Holtkamp, seconded by Commissioner Gawthrop and carried by the following voice vote of (5-0), IT IS ORDERED that the Airport Land Use Commission makes the finding that the project is within the Compatibility Zone B2 North of the Ukiah Municipal Airport and meets the criteria for infill that is set forth in Section 2.1.6 of the Airport Comprehensive Land Use Plan (ACLUP) and finds that the Planned Development rezone (ALUC_2015-0002) is consistent with the Mendocino County Airport Comprehensive Land Use Plan.

AYES: Holtkamp, Shelton, Krueger, Gawthrop, Beckler
NOES: None
ABSENT: Crane

4. **Matters from Staff.**

Mr. Tarr noted that Commissioner Paul Clark had resigned and Leonard Swithenbank had applied to fill a vacant seat.

5. **Matters from Commission.**

Commissioner Krueger asked staff for a new member roster with the current changes.

7. **Matters from Public.**

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

6. **Approval of Minutes.**

Commissioner Krueger noted that Commissioner Crane's presence or absence was not noted in the October 2, 2014 meeting minutes.

Upon motion by Commissioner Holtkamp, seconded by Commissioner Krueger, and carried by a voice vote of (5-0), the October 2, 2014 Airport Land Use Commission Minutes are approved as corrected.

8. **Adjournment**

Chair Shelton stated the meeting was adjourned at 2:26 p.m.