



MENDOCINO COUNTY AIRPORT LAND USE COMMISSION

MINUTES FOR THE MEETING HELD ON: July 16, 2015

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

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

COMMISSIONERS ABSENT: Crane

PLANNING & BLDG SVC STAFF PRESENT: Graham Hannaford, Planner II
Adrienne Thompson, Commission Services Supervisor

OTHER DEPARTMENTS: Matt Kiedrowski, Deputy County Counsel

1. **Roll Call.**

The meeting was called to order at 2:02 p.m. Roll call was established by the Clerk. Commissioner Crane was absent by prearrangement.

2. **Determination of Legal Notice.**

The Clerk advised the Commission that all items had been properly noticed.

3. **Matters from the Public.**

None.

4. **Commission Administration.**

4a. **Approval of the May 21, 2015 Minutes.**

Commissioner Swithenbank noted he had been a proxy for Paul Clark, not Chuck Simon, as referenced in the minutes.

Upon motion by Commissioner Holtkamp, second by Commissioner Gawthrop and carried by a voice vote of (6-0), the May 21, 2015 Airport Land Use Commission minutes are approved as corrected.

5. **Regular Calendar.**

5a. **CASE#: ALUC 2015-0003**

DATE FILED: 6/26/2015

OWNER: PAY LESS DRUG STORES NORTHWEST

APPLICANT: GUILLON INC CONSTRUCTION

AGENT: CITY OF UKIAH

PROJECT COORDINATOR: GRAHAM HANNAFORD

REQUEST: ALUC consistency determination for a City of Ukiah planned development of a 26-unit rental apartment complex project.

LOCATION: Within the City limits of Ukiah, on the corner of South Oak Street and Gobbi Street, located at 680 South State Street; APN 002-301-55.

RECOMMENDATION: CONSISTENT

Mr. Graham Hannaford, Project Coordinator, discussed the staff report, and noted an error in report stating the proposal was not rezoning the parcel for senior housing. He reviewed staffs analysis of the project and commented that it would qualify as infill development and was consistent with the Airport Comprehensive Land Use Plan (ACLUP). He discussed the allowed densities in Zones C and D, which would allow for up to 29 units per acre. Mr. Hannaford concluded his report, stating staff could make the recommended consistency findings for the application.

Matt Kiedrowski, Deputy County Counsel, noted the project was related to a use permit application that was subject to approval by the City of Ukiah as the project was a residential use on a commercially zoned parcel.

Commissioner Holtkamp asked where the access would be.

Kevin Thompson, Principle Planner for the City of Ukiah, stated access would be provided on both Oak Street and Gobbi Street.

Commissioner Gawthrop commented on the densities being higher than allowed for the area.

Mr. Hannaford noted the project does match surrounding densities and intensities and could be allowed to exceed the recommended density limit for the area.

The public hearing was declared open.

Doug Helen, applicant, noted he was available for questions.

Commissioner Beckler asked about the perceived parking.

Mr. Helen stated the project would meet all requirements of the code for parking.

The public hearing was declared closed.

Upon motion by Commissioner Holtkamp, seconded by Commissioner Swithenbank and carried by the following voice vote of (6-0), IT IS ORDERED That the Airport Land Use Commission makes the finding that the project is within the Compatibility Zone C north-west of the Ukiah Municipal Airport and meets the criteria for infill that is set forth in Section 2.1.6 of the Airport Land Use Compatibility Plan (ALUCP) and finds that the Planned Development rezone (ALUC_2015-0003) is consistent with the Mendocino County ACLUP.

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

6. Matters from Staff.

Mr. Kiedrowski noted he had received a comment from Fred Tarr that the ALUC would need to reappoint their 7th at the next meeting, as Commissioner Crane's term had expired. He also noted that several Commissioners still needed to appoint proxies.

7. Matters from Commission.

Commissioner Holtkamp asked if a proxy could be shared among several Commissioners.

Mr. Kiedrowski noted "sharing" a proxy could be problematic if there were multiple absences from the Commission and was impermissible.

Commissioner Gawthrop commented that there had been a lot of projects in infill areas and if there was an emergency a pilot might have to choose where to crash land.

The Commission discussed the necessity to make an emergency plan in case of crash landings and noted that other jurisdictions had such a document.

Mr. Kiedrowski commented that the ALUC had discussed updating the CLUP and the emergency plan was something that could be addressed in the new plan.

8. Adjournment

Upon motion by Commissioner Holtkamp, seconded by Commissioner Gawthrop, and carried by a voice vote of (6-0), the meeting adjourned at 2:38 p.m.