



## MEMORANDUM

**TO:** AIRPORT LAND USE COMMISSION  
**DATE:** MAY 21, 2015  
**FROM:** FRED TARR, PLANNER II  
**SUBJECT:** ALUC\_2015-0002 (CITY OF UKIAH)

Project Description: Mendocino County Airport Comprehensive Land Use Plan (ACLUP) consistency determination of a City of Ukiah Rezone/Planned Development for a 42-unit senior affordable housing project.

The proposed project would include three two story apartment buildings, totaling 30,025 square feet of residential living space and a 1,650 square foot one-story private community center. The lot is 1.5 acres in size and the overall density is 28 dwelling units per acre.

Project Location: The vacant 1.5 acre infill site is directly south of the Grace Hudson Museum located north of Cleveland Lane and east of South Main Street. (517 South Main Street, Ukiah)(APNs 002-281-14, 15, 18, 24 & 28)

### CLUP Consistency Review Process:

**Staff Analysis:** Staff completed a site view of the proposed project site and the surrounding area and has determined that there are existing multi-family unit developments, commercial and industrial developments in this B2 Compatibility Zone which is located north of the Ukiah Municipal Airport.

Section 6.2 of the Mendocino County Airport Comprehensive Land Use Plan states the following: *The B2 zone north of the Airport largely encompasses existing development. Some vacant land remains, however, and redevelopment of other parcels is anticipated. The Infill policy (2.1.6) of the County-wide Compatibility Plan is applicable to the entirety of this B2 zone. This policy allows new development of a similar intensity to that of surrounding, already existing uses.*

*Policy 2.1.6 Infill-Where substantial incompatible development already exists, additional infill development of similar land uses may be allowed to occur even if such land uses are to be prohibited elsewhere in the zone. This exception does not apply within the Compatibility Zone A. Projects can be considered "infill" if they meet all of the following criteria:*

- (a) *The Airport Land Use Commission has determined that "substantial development" already exists.*

**(This determination was made with the adoption of the revised ALUCP on June 6, 1996.)**

- (b) *The project site is bounded by uses similar to those proposed.*

**(Staff conducted a site view of the area around the proposed project site and found over ten existing similar developments within 1500 feet.)**

(c) *The proposed project would not extend the perimeter of the area developed with incompatible uses.*

**(The proposed project is bound by existing multifamily, commercial and industrial development.)**

(d) *The proposed project does not otherwise increase the intensity and/or incompatibility of use through use permits, density transfers or other strategy.*

**(The proposed project is consistent with the City of Ukiah General Plan and is proposed to be rezoned, not to increase the intensity but to provide for a planned multifamily development for seniors.)**

(e) *The infill area has been identified by the local jurisdiction in its general plan or related document and approved by the Commission.*

**(The ALUC has found the City of Ukiah General Plan Land Use designation for this area to be compatible with the ALUCP)**

All of these criteria are met by the proposed rezone.

**Noise:** The subject property is located in an area having less than 55 Community Noise Equivalent Levels (CNEL) which, according to Table 2B in the Airport Land Use Comprehensive Plan (ACLUP), is a level that is either clearly acceptable or normally acceptable for apartment complexes. Conventional construction methods will eliminate most noise intrusions upon indoor activities and noise could be a factor to be considered in the slight interference with outdoor activities. (See the attached Airport Noise Contours Map).

**Safety:** The proposed project site is located in the B2 compatibility zone north of the Ukiah Municipal Airport which, as noted in Section 6.2 of the ACLUP, allows for new development of a similar intensity to that of surrounding, already existing uses.

Section 6.2(1) of the ACLUP states: *New residential development is discouraged in this zone (B2). However, where such development is considered the best land use for a particular parcel with regard to general city planning factors, high-density, multifamily residential uses-be deemed normally acceptable. Any new multifamily residential development shall not exceed 28 dwelling units per acre. Any proposed multifamily residential development greater than four acres shall maintain a minimum of 30 percent open lands including non-enclosed automobile parking lots, major landscaping areas and a share of adjacent roads. New single-family residential uses shall continue to be regarded as normally unacceptable.*

If the City of Ukiah approves this project and deems that the proposed use is considered the best land use for the parcel and since the project is within an infill area of the B2 compatibility zone of the ACLUP and the density does not exceed 28 dwelling units per acre, staff finds that the proposed rezone is compatible with the ACLUP.

Staff also notes that the project area is outside the normal approach and departure flight path from the north. (See the attached Airport Noise Contours Map).

**Airspace Protection and Over flight:**

The proposed use will not create any hazards to aircraft in flight such as height of structure, glare, dust, steam, smoke, electrical interference, etc.

The normal take-off and landing flight paths of Ukiah Municipal Airport do not use airspace over the subject property.

**Staff Conclusion Regarding ACLUP Consistency:** Based on the above discussion, staff concurs with the City of Ukiah Staff that the proposed rezone and future multifamily development is compatible with the Mendocino County Airport Comprehensive Land Use Plan.

ALUC Recommended Motion: The ALUC 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 Land Use Compatibility Plan (ALUCP) and finds that the Planned Development rezone (ALUC\_2015-0002) is consistent with the Mendocino County ALUCP.

**Attachments:**

- A. Aerial Map
- B. Airport Proximity
- C. Airport Land Use Zones
- D. Airport Noise Contours
- E. City of Ukiah Staff Report & Exhibits