



Planning and Community Development Department
300 Seminary Avenue
Ukiah, CA 95482
planning@cityofukiah.com
(707)463-6203

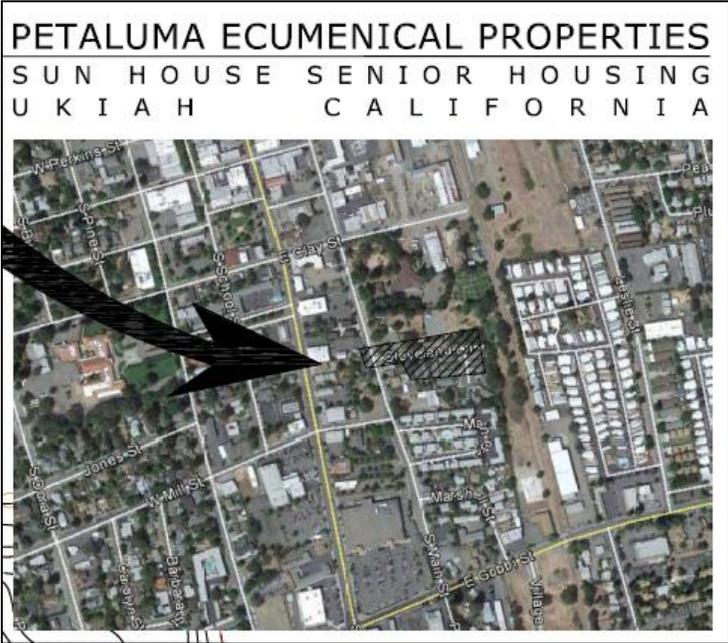
DATE: April 23, 2015
TO: Mendocino County Airport Land Use Commission
FROM: Kevin Thompson, Principal Planner, City of Ukiah
SUBJECT: CLUP Consistency Determination: City of Ukiah Rezoning / Planned Development for Senior Affordable Housing Project

SUMMARY: PEP Housing proposes to develop a 42-unit rental apartment complex (the Sun House) for low and moderate income senior citizens. The proposal includes three two story apartment buildings, totaling 30,025 square feet of residential living space. Six of the units will be 2 bedroom and the remaining 36 units will be one bedroom. A one-story, 1,650 square foot private community center, for the benefit of the residents, is also proposed. See the table below for details:

	Total Building Area	Height	One Bedroom	Two Bedroom
1	6,033	28'6"	10	
2	8,580	28'6"	10	
3	20,990	28'6", 33' for elevator location	18	6
Community Center	1,650	17'		

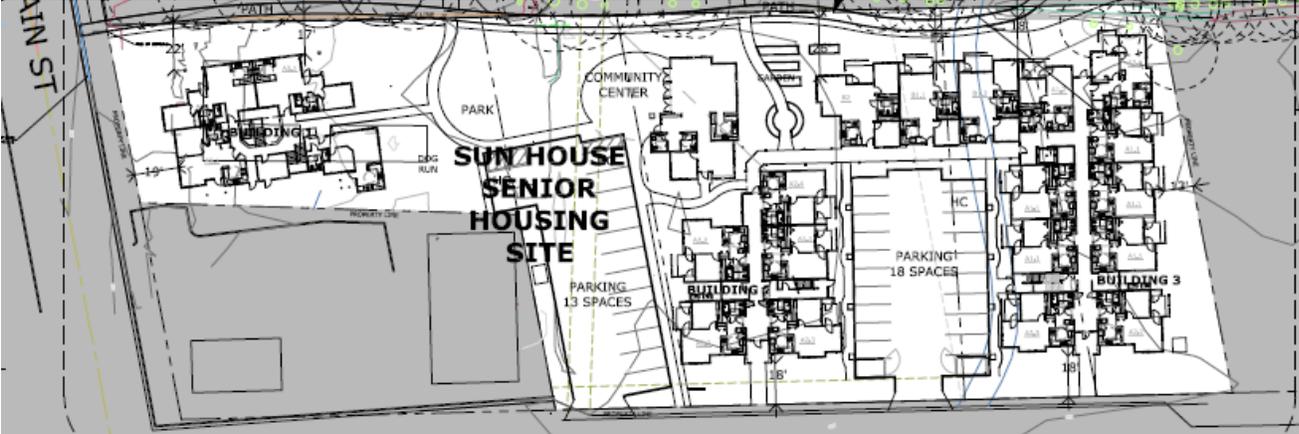
PURPOSE OF AGENDA ITEM: The purpose of this Agenda item is to request the Airport Land Use Commission to review PEP Housing Rezone proposal and determine its consistency with the Mendocino County Airport Comprehensive Land Use Plan. City Staff believes it is consistent and is seeking concurrence from the Commission.

PROJECT LOCATION: The vacant 1.5 acre in-fill site is directly south of the Grace Hudson Museum. Currently the site is comprised of 5 parcels, owned by the City of Ukiah, and formerly an athletic / tennis club. The site is generally flat, partially paved with former tennis courts.



THE REZONING PROJECT: The project subject to the consistency determination by the Mendocino County Airport Land Use Commission involves the rezoning of the site from *Community and Heavy Commercial (CC) (C2), and Public Facilities (PF)* to *PD (Planned Development)*. The potential land uses under the existing zoning were commercial businesses of varying intensity and public uses. The proposed zoning would allow multi-family residential development.

The project is associated with a rezoning application filed by PEP Housing. City Staff has determined the project meets the density, intensity and height requirements contained in the Ukiah Airport Master Plan and Mendocino County Airport Comprehensive Land Use Plan (see analysis below).



AIRPORT COMPATIBILITY ZONE MAP: The subject property is located in the “B2” Airport Compatibility Zone. This “B2” Zone would not change as a result of the proposed rezoning.



CITY OF UKIAH ZONING ORDINANCE: The City of Ukiah Zoning Ordinance governs development and use of the subject property with specific development standards. The project is requesting a rezone to PD/R3 zoning is “to allow flexibility in design and development in order to promote economical and efficient use of land; ... preserve the natural environment... It generally provides a method for deviating from standardized zoning requirements to foster well-planned, creative, and quality development.” The PD standards include minimum lot sizes, maximum lot coverage, building setbacks, maximum heights, etc. It also includes “Ukiah Airport Master Plan.” Under this heading, ordinance states that all proposed development projects shall:

“Comply with the Federal Aviation side slope criteria, density requirements (“B2 Compatibility Zone = 90 persons per acre) and all other applicable provisions of the Ukiah Airport Master Plan.”

MENDOCINO COUNTY AIRPORT COMPREHENSIVE LAND USE PLAN: The Mendocino County Airport Land Use Commission adopted its Comprehensive Land Use Plan (CLUP) in 1993 and revised it in 1996. The CLUP regulates land use through safety zones, noise zones, and height restrictions. It provides land use compatibility guidelines for lands near the airport to avert potential safety problems and to ensure unhampered airport operations. As indicated in the CLUP, the project site is located within Land Use Compatibility Zone “B2”.

ANALYSIS: Rezoning of the site and construction of the PEP senior affordable housing project is governed by the “B2” Infill policy of the Airport Landuse Master Plan. While new residential development is generally discouraged, per the provisions of the policy, the City considers this project the best land use to further General Plan goals. The project fulfills many of the City’s General Plan goals including: providing housing for all income levels, a high quality design incorporating many architectural features of the Sun House, encouraging infill, and incorporating thoughtful water saving landscaping and energy efficiency.

The *CLUP* identified 54 persons per acre (per Infill policy B2) as the maximum residential intensity. The project site is 1.5 acres with an estimated 67 people on site. None of the proposed buildings exceed two-stories, in conformance with *CLUP* standards for B2. Therefore, the project is considered consistent with the safety compatibility criteria set forth in the *CLUP*.

CONCLUSION: City staff is able to conclude the proposed rezoning project is consistent with the provisions of the Mendocino County Airport *CLUP* for the following reasons:

1. The City zoning classification for the site is irrelevant in terms of compliance with the Ukiah Municipal Airport Master Plan and Mendocino County Airport Comprehensive Land Use Plan – It is mandatory, regardless of the zoning that all future development comply with the applicable airport related land use regulations for property in close proximity to the airport.
2. The rezoning would not change the existing *CLUP* “B2” Zone requirements for the site - safety zones, noise zones, and height restrictions.
3. All future development resulting from the rezoning is required to comply with the 90 persons per acre standard contained in the *CLUP*. As an illustration, the proposed PEP Housing site development proposal meets this requirement.
4. All future development resulting from the rezoning cannot exceed a total height of two-stories, considered the maximum contained in the *CLUP*. As an illustration, the proposed PEP Housing development meets this requirement.
5. All future development resulting from the rezoning should meet the *CLUP* recommended 30% open space guideline. As an illustration, the proposed PEP Housing development development meets this requirement.

Location Map

