



MEMORANDUM

TO: AIRPORT LAND USE COMMISSION
DATE: JULY 16, 2015
FROM: GRAHAM HANNAFORD, PLANNER II
SUBJECT: ALUC_2015-0003 (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 26-unit rental apartment complex project.

The proposal includes 7 two story apartment buildings, totaling 17,232 square feet of residential living space. The lot is 0.89 acres in size and the overall density is 29.21 dwelling units per acre.

Project Location: The vacant .89 acre in-fill site is located at 680 S. State Street (APN 002-301-55) directly west of the Rite Aid store on the corner of State and Gobbi Street. The project would have two access points, one from S. Oak Street the other from W. Gobbi.

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 development and commercial developments in this C Compatibility Zone which is located north of the Ukiah Municipal Airport.

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.*

Finding: 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.*

Finding: Consulting an aerial image, the area around the proposed project site and found at least five existing similar developments within 1500 feet.

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

Finding: The proposed project is bound by existing multifamily and commercial development.

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

Finding: 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.*

Finding: 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 C compatibility zone north of the Ukiah Municipal Airport which, as noted above, meets the standards for infill as defined by Policy 2.1.6 of the ACLUP, allowing for new development of a similar intensity to that of surrounding.

If the City of Ukiah approves this project and deems that the proposed use is considered the best land use for the parcel and because the project is within an infill area of the C compatibility zone, 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 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.

Attachments:

- A. City of Ukiah Staff Report
- B. Densities of surrounding multi-family units
- C. Airport Noise Contours Map