

**Planning and Community Development Department**

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DATE: July 16, 2015

TO: Mendocino County Airport Land Use Commission

FROM: Kevin Thompson, Principal Planner, City of Ukiah

SUBJECT: CLUP Consistency Determination: Multi-Family Residential project

SUMMARY: This proposal is to develop a 26-unit rental apartment complex at 680 S. State Street (APN 002-301-55). The proposed project is located in the C compatibility zone of the airport landuse plan. The project is currently zoned C-1 (City of Ukiah Zoning Ordinance), multi-family residential is permitted with a Use Permit in C-1. The proponent is interested in pursuing the project if it is deemed consistent with the Airport Landuse Plan.

PURPOSE OF AGENDA ITEM: The purpose of this Agenda item is to request the Airport Land Use Commission to review the proposal and determine its consistency with the Mendocino County Airport Comprehensive Land Use Plan.

PROJECT LOCATION: The vacant .89 acre in-fill site is directly west of the Rite Aid and contains a variety of surrounding uses including: multi-family, single family and retail. The site is flat, has some improvements in place including sidewalks and street trees. The project would have two access points one from S. Oak Street the other from W. Gobbi. The site was previously part of the old Rite Aid development.



THE PROJECT: The project proposes the construction of a multi-family housing project located on .89 acres within the C zone. The proposal includes 7 two story apartment buildings, totaling 17,232 square feet of residential living space. See the table below for details:

Number of buildings	Height	Studio	One Bedroom	Two Bedroom
7	28'	10 (556 SqFt)	8 (556 SqFt)	8 (903 SqFt)
		5,560	4,448	7,224

AIRPORT COMPATIBILITY ZONE MAP: The subject property is located in the "C" Airport Compatibility Zone. This "C" Zone would not change as a result of the proposed project.



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 site is zoned C-1 which allows multi-family with a Use Permit. The parcel is located within the “C” airport compatibility zone which limits residential units to 15 units per acre. Multi-family residential is allowed in the “C” compatibility zone provided it meets the “units per acre” restrictions. 15 units per acre equates to 28.8 people (15 x 1.92) per acre. However, the “C” zone also allows intensive retail uses with a maximum density of 150 people per acre.

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 “C”.

ANALYSIS: We request a determination regarding the allowance of an intensive retail uses located in the “C” zone (up to 150 people per acre), while multi-family residential is limited to 15 units per acre. The City of Ukiah’s Housing Element estimates 1.92 people per unit. At 15 units per acre, the maximum population would be 28.8 people for a 1-acre site, far less than 150 people per acre allowed for retail uses.

Intensive retail uses are typically populated during the day when local flights are more prevalent, and the residential uses are typically populated during the evening when there are less local flights. We believe the proposed project, at 26 units (26X1.92=50 people) would result in a less population density than a commercial use that would allow up to 133 people. Further,

given the high number of studios (10) the total population of the site may be even lower than 50.

CONCLUSION: City staff believes the proposed project would result in less population density than what would be allowed as a commercial proposal in the “C” district, and that high density residential development on this strategic infill parcel would satisfy a major community objective.

Attachments:

1. Site plan and project description
2. Letter from Airport Manager

Location Map



Project Location

Gobi Street Complex
APN: 002-301-55

Project Description:

This is a 26 unit residential development on a 39,249 square foot parcel at the NE corner of W. Gobbi St. and S. Oak St. The property is zoned C-1 and is immediately adjacent to the Rite Aid property on S. State St. The project is multi-family residential with a mix of 2 bedroom, 1 bedroom, and 1 bedroom studio units. All units are 2 story with a maximum building height of 28' above finished grade. Units are conventional wood framed construction. The site will utilize low impact development standards with 28 onsite parking spaces that drain through planters or filters. Some parking may utilize solar photovoltaic shade structures (carports) that would not exceed 16 feet in height. All portions of this project will comply with local and state laws for building and site design.

17,232 / 39,974 = .43 F.A.R.

TOTAL UNIT SQUARE FEET: 17,232^{sq}

TOTAL LOT SQUARE FEET: 39,947^{sq}

TOTAL NUMBER OF UNITS: 26

TOTAL LANDSCAPE SQUARE FEET: 4,203^{sq}

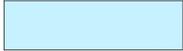
TOTAL PARKING STALLS: 34

TOTAL BEDROOMS: 36

(8) 2 BEDROOM RESIDENCE: 903 SQUARE FEET

(8) SINGLE BEDROOM RESIDENCE: 556 SQUARE FEET

(10) STUDIO A RESIDENCE: 556 SQUARE FEET

	= 7,224 S.F.
	= 4,448 S.F.
	= 5,560 S.F.



site plan sk-H

r.g.a.



UKIAH HOUSING STUDY

6/28/15

This proposed project behind Rite aid would not be impacted by current airport operations. The current instrument approach is south of the area and it is past the missed approach point all aircraft flying in this area would be under visuals flight rules (VFR). The current departures from the airport also direct aircraft away from this area. Aircraft flying the current VFR flight pattern and instrument approach and departures would not over fly this area. At this time Airport Staff supports this project.

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