

**Solano County Airport Land Use Commission**



**SOLANO  
COUNTY**

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Thomas Randall  
Chairman

**DRAFT**  
**MINUTES OF THE**  
**SOLANO COUNTY AIRPORT LAND USE COMMISSION**  
**MEETING OF AUGUST 9, 2018**

The meeting of the Solano County Airport Land Use Commission was held in the Solano County Administration Center, Board of Supervisors Chambers (1<sup>st</sup> floor), 675 Texas Street, Fairfield, CA.

**MEMBERS PRESENT:** Commissioners Baldwin, Cavanagh, Vancil, DuClair, Meyer, Sagun, Seiden and Chairman Randall

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Jim Leland, Resource Management; Lee Axelrad, Deputy County Counsel; Kristine Sowards, Resource Management

**Call to Order & Roll Call**

Chairman Randall called the meeting to order at 7:00 p.m. Roll call was taken and a quorum was present.

**Approval of the Agenda**

The agenda was approved as prepared.

**Approval of the Minutes**

The minutes of the meeting of July 12, 2018 were approved with two minor corrections. The corrections were on pages 2 and 3 and were typographical errors.

**Reports from Commissioners and/or Staff**

Jim Leland announced that staff distributed to the commission a proposed resolution adopting some rules regarding consent calendar items. Attached to that resolution is language that would be incorporated into the Commission's Bylaws, setting the stage for the commission to consider consent calendar items as previously discussed in recent meetings.

Mr. Leland stated that at the time the bylaws are amended, a final copy of the amendment will need to be made public at least 10 days prior to the approval hearing. Mr. Leland said staff will calendar this item for the September meeting for adoption. He asked that the commission review the language and direct any questions or comments to staff either by phone or email as soon as possible. Lee Axelrad added that if additional comments were to arise at the September meeting staff would make the appropriate edits and set adoption of the amendment for the following meeting.

**Items from the Public**

There was no one from the public wishing to speak.

### Old Business

There was no old business to discuss.

### New Business

1. Public hearing to consider the consistency of ALUC-2018-06 (Senior Housing-Vacaville) with the Travis AFB and the Nut Tree Airport Land Use Compatibility Plans (Travis Plan, Nut Tree Plan)

Jim Leland provided a brief presentation of the written staff report. The report stated that the project site consists of 1.82 acre of vacant land located at 220 Aegean Way. The 60-units consist of fifty-nine one-bedroom units and one two-bedroom Manager's unit. All residential units will be rented to low income vulnerable seniors with some units exclusively reserved for senior veterans. The project incorporates various amenities for residents, including: a fully accessible community room with a full kitchen, raised garden beds, and a dog run. The development also incorporates a "Wellness Center" where healthcare professionals and community members can provide medical, dental or community services necessary for residents, including the veteran population. Staff recommended that the project is consistent with both ALUC plans.

Commissioner DuClair inquired about the proposed reduction in parking stalls and if traffic could become a problem. Mr. Leland stated that the City of Vacaville did not envision any problems. He noted that city staff are supporting a waiver of the parking standard because the particular type of population being served by the project are less likely to drive as the more general population.

Albert Enault, Associate Planner, spoke on behalf of the City of Vacaville. He said the applicant is requesting a density waiver because of the type of housing, all of which will be affordable for seniors. Mr. Enault noted that the city is obligated to entertain relief from development standards and one relief is the reduction in parking requirements which the applicant is requesting. He stated that in reviewing the land impacts created by the reduced parking, the type of residents that would be at that location would be less likely to drive and more likely to be serviced by existing taxi and bus services or other type of transit. Mr. Enault said also in looking at the impacts produced as evaluated by their traffic engineering team in the surrounding area, they found that there would not be any impacts by the reduced parking and that is why they are able to support the request.

Chairman Randall opened the public hearing. Since there were no speakers either for or against this matter, the public hearing was closed.

A motion was made by Commissioner Vancil and seconded by Commissioner Seiden to determine that application ALUC-2018-06 (Senior Housing-Vacaville) is consistent with the Travis AFB and the Nut Tree Airport Land Use Compatibility Plans. The motion passed unanimously. (Resolution No. 18-06)

### Adjournment

Since there was no further business, the meeting was adjourned.