

Solano County Airport Land Use Commission

Thomas Randall
Chairman



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COUNTY**

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DRAFT
MINUTES OF THE
SOLANO COUNTY AIRPORT LAND USE COMMISSION
MEETING OF FEBRUARY 14, 2019

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

MEMBERS PRESENT: Commissioners Baldwin, Vancil, DuClair, Meyer, Sagun, Cook, and Chairman Randall

MEMBERS ABSENT: Commissioners Cavanagh and Seiden

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 January 10, 2019 were approved with a minor correction to page 6 where it mistakenly refers to Commissioner Sagun as Commissioner Ross.

Reports from Commissioners and/or Staff

Commissioner Cook noted that the Board of Supervisors at their January 22nd meeting recognized Gary Gottschall, outgoing 60th Operations Group Deputy Commander for his outstanding service and contributions to Solano County.

Items from the Public

There was no one from the public wishing to speak.

Consent Calendar

Chairman Randall opened the hearing for public comment. Since there was no one from the public wishing to speak on the consent calendar, the public hearing was closed.

1. ALUC-19-03: Parking and Yard Ordinance (City of Suisun City)
Public Hearing to consider the consistency of the City of Suisun City's proposed Parking and Yard Ordinance with the Travis Air Force Base Land Use Compatibility Plan: Applicant - City of Suisun City. (Resolution No. 19-03)

A motion was made by Commissioner Vancil and seconded by Commissioner DuClair to approve the consent calendar. The motion passed unanimously.

Old Business

2. Continued Public Hearing to discuss potential revisions to the Public Hearing Process

Lee Axelrad, deputy county counsel, stated that at a previous commission meeting the question was discussed of how to proceed with what has been described as ex parte contacts. Specifically, the situation where an applicant seeking an approval by the commission concerning a development project may, from time to time, request to meet with one or more commissioners separate from a regular commission meeting. Mr. Axelrad noted that also discussed were possible outlines of what a policy of the commission might look like. He said after listening to those discussions, staff is proposing to schedule a brief training session that would cover the parameters that are involved in these kinds of ex parte contacts.

Mr. Axelrad said in looking over some of the concerns raised by commissioners, it is possible that those concerns and issues can be addressed by existing rules of law. He stated that in the training session staff would highlight for the commission what can and cannot be discussed, and what the obligations are of the commissioner in terms of what must be reported back to the commission when the matter comes before the commission for review.

Mr. Axelrad stated that it is his hope to schedule this training session for a regular commission meeting. He is hoping at the outcome he will be able to provide a document that contains guidelines that the commission can use in the future for when, and if, a commissioner is contacted for an ex parte meeting.

Commissioner Sagun commented that when he brought this up at the last meeting his intent was not focused so much on the rules that govern this topic, but more the spirit and intent of how these meetings are conducted, or if they should be conducted, and to foster discussion amongst the group. Mr. Sagun stated that he is the kind of person that does not like being in the shadows and prefers things to be out in the open. Commissioner Sagun said that he appreciated that staff want to focus on the rules and regulations, but he suggested at some point the commission have a robust discussion about not if the commission can, but should the commission have ex parte contacts.

Mr. Axelrad said that a discussion like that with the training fresh in peoples' mind could be facilitated. Commissioner Meyer said that she would personally be in favor of having that discussion.

New Business

3. ALUC-19-01: Allison Drive Housing and Transit project (City of Vacaville)

Public Hearing to consider the consistency of the City of Vacaville's proposed Allison Drive Transit Development and Casa Dei Vista Project Application (hereafter, 'Allison Drive Housing and Transit project) with the Nut Tree Airport and the Travis Air Force Base Land Use Compatibility Plans: Applicant - City of Vacaville

Jim Leland, principal planner, provided a brief overview of the staff report. The Allison Housing and Transit project involves two components – the Allison Drive Transit Project and the Casa Dei Vista project. The Casa Dei Vista proposal would permit the development of 245 residences, of which 334 units are classified Residential Low Density, 250 units on 10.97 net acres for a density of 22.3 units per acre.

The Casa Dei Vista project requires a general plan amendment to change the land use designation from Mixed Use to Residential High Density and a zoning change from RLM-4.5 to RH (Residential High Density). Staff recommended the commission find the project is consistent.

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 Sagun and seconded by Commissioner DuClair to determine that the Project is consistent with the provisions of the Travis Air Force Base Land Use Compatibility Plan. The motion passed unanimously. (Resolution No. 19-01)

4. ALUC-19-02: Santa Monica Street Project (City of Fairfield)

Public Hearing to consider the consistency of the City of Fairfield's proposed Santa Monica Street project with the Travis Air Force Base Land Use Compatibility Plan: Applicant - City of Fairfield

Jim Leland provided a brief presentation of the written staff report. The City of Fairfield is considering the Santa Monica Street project which would permit up to 77 high density residential units on 3.5 acres located at the southerly terminus of Santa Monica Street in the City of Fairfield.

The consistency determination for the Santa Monica Street project requires an analysis of the compatibility criteria contained in Compatibility Zone D from the Travis Plan. The proposed Santa Monica Street project lies entirely within Zone D, where there are no residential or non-residential land use restrictions within the Travis Land Use Compatibility Plan. There are Other Development Conditions prescribed for Compatibility Zone D. The project would be consistent with the Other Development Conditions. Based on the analysis by staff, the proposed Santa Monica Street project is consistent with this provision of the Travis Plan and meets the first test for general plan consistency by the ALUC – the elimination of direct conflicts with an airport's LUCP compatibility criteria.

Chairman Randall opened the public hearing.

Marilyn Zakareckis Wren Court, Fairfield, appeared before the commission. She stated that she was interested in obtaining more information about this project, but after speaking with county staff, she realized that her concerns would be better addressed by the City of Fairfield. She said that she would be contacting city staff to voice her concerns.

Since there were no further speakers, Chairman Randall closed the public hearing.

A motion was made by Commissioner DuClair and seconded by Commissioner Cook to determine that the Project is consistent with the provisions of the Travis Air Force Base Land Use Compatibility Plan. The motion passed unanimously. (Resolution No. 19-02)

Closed Session

Conference with Legal Counsel-Anticipated Litigation (initiation of litigation pursuant to Gov. Code, § 54956.9, subdivision (d)(4)): One case.

Lee Axelrad announced that the report out of closed session is that the commission authorizes action but the action, the parties, and other details will be disclosed only if it is filed. And with that, Mr. Axelrad concluded his report.

Adjournment

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