

Legislation Text

File #: AC 18-007, **Version:** 1

ALUC-18-01 (Suisun City Zoning Ordinance Revisions)

Public Hearing to consider the consistency of the Suisun City Zoning Ordinance Revisions (ALUC-18-01) with the Travis Air Force Base Land Use Compatibility Plan. Applicant: City of Suisun City

RECOMMENDATION:

Determine that application ALUC-18-01 for the City of Suisun City Zoning Ordinance Revisions (Zoning Revisions) is consistent with the Travis AFB Land Use Compatibility Plan (Travis Plan).

DISCUSSION:

INTRODUCTION

General Plan

The City of Suisun City revised its general plan in 2015. On January 8, 2015, the Solano County Airport Land Use Commission conducted a public hearing to consider the consistency of ALUC-2014-06 (City of Suisun City General Plan) with the Travis AFB Land Use Compatibility Plan. The Commission determined that the City of Suisun City General Plan was consistent with the Travis AFB Land Use Compatibility Plans with the addition of the recommended condition of approval.

The 2035 General Plan revision process was mainly focused on encouraging economic development and neighborhood revitalization and achieving a degree of sustainability. The most significant changes to the general plan occurred on the eastern edge of the City and included:

1. A significant increase in the amount of lands designated as Commercial-Mixed Use east of Walters Road, and
2. A large amount of land designated as a Special Planning Area east of Walters Road

The 2035 General Plan was required to eliminate any direct conflicts with the Travis Plan. The Commission was able to find the General Plan consistent with the Travis Plan by utilizing the following condition of approval:

Notwithstanding other provisions of the plan, the City will restrict land uses and the height of development according to the requirements of the Travis AFB Airport Land Use Compatibility Plan.

This condition takes precedence over any other parts of the general plan that might be inconsistent with this policy statement.

Zoning Regulations

Cities and Counties are required to keep their local zoning regulations consistent with their adopted general plans. After the adoption of the 2035 General Plan in 2015, the City of Suisun City amended its Zoning Ordinance to bring the zoning regulations into consistency with the 2035 General Plan. The Solano County Airport Land Use Commission found these zoning regulation revisions consistent with the Travis Plan at its February 9, 2017 Regular Meeting. The approved zoning regulations contained the following note:

Note: Notwithstanding any other provision of this chapter (or code), all development shall be consistent with the adopted current version of the Travis Air Force Base Land Use Compatibility Plan, which as of writing of this

document is the one adopted on October 8, 2015 (Resolution 15-17).

Proposed Zoning Regulation Revisions

The City of Suisun City is now considering a subsequent amendment to the City's zoning regulations which would make certain technical corrections and minor modifications to the 2017 code revisions and establish a new "Special Sign Overlay District" for application along State Highway 12. (See Attachment B).

Technical Corrections:

The proposed zoning regulations include the following technical corrections:

1. Revised citation in Section 18.04
2. Revised citation in Section 18.06.40
3. Revised citation in Section 18.22.40
4. Revised citation in Section 18.30.220

The revisions correct certain code reference numbers being cited in the four Sections of the code listed above.

Minor Modifications

The proposed zoning regulations include the following minor modifications:

Section 18.36.070 Prohibited Activities in Front and Side Street Side Yards.

This section imposes regulations and limitations on the parking of vehicles in front yard and street side yards.

Table 18.44.03 Allowed Permanent On-Site Signs by Land Use Type

This table is being revised to clarify how the maximum allowable sign area is calculated for non-residential land uses.

Section 18.44.090 (H) Off-Site Advertising in the Special Overlay District:

The proposed zoning regulations add a new section establishing and regulating highway-oriented signs by establishing a Highway-Oriented Special Sign Overlay District (SSOD). The regulations apply to certain types of signs along the Highway 12 Corridor. Up to five SSOD signs may be permitted. Signs may be up to 60 feet tall and, in some cases, taller than 60 feet. Signs may also be illuminated.

ALUCP REVIEW REQUIREMENTS

State law, under Section 21661.5 of the Public Utilities Code, requires that any proposed zoning regulations or revisions to the local zoning ordinance be reviewed for consistency with adopted airport land use compatibility plans. The proposed revision to the City's Zoning Regulations requires review by the ALUC.

Required Tests for Consistency

California Airport Land Use Planning Handbook (2011)

The State Department of Aeronautics has published the California Airport Land Use Planning Handbook (2011) as a guide for Airport Land Use Commissions in the preparation and implementation of Land Use Compatibility Plans and Procedure Documents. Section 6.4.2 (p. 6-14) sets forth procedures for the review of local zoning ordinances and directs agencies

to consider the topics listed in Table 5A, as follows:

Zoning or Other Policy Documents (from Table 5A, CalTRANS Airport Land Use Planning Handbook)

The Handbook lists the following topics for consideration when reviewing zoning or other policy documents.

- *Intensity Limitations on Nonresidential Uses*
- *Identification of Prohibited Uses*
- *Open Land Requirements*
- *Infill Development*
- *Height Limitations and Other Hazards to Flight*
- *Buyer Awareness Measures*
- *Non-conforming Uses and Reconstruction*

Staff has reviewed the proposed zoning regulation changes in light of the tests outlined above. Our analysis is presented below.

Discussion

The proposed zoning changes will apply to properties citywide, potentially occurring in a variety of Compatibility Zones. Staff has reviewed the proposed changes in light of the Handbook's recommended criteria. Our analysis is provided below.

Technical Corrections:

These changes correct erroneous references to other sections within the ordinance and have no effect on land use since they make no actual modifications to the density or intensity of allowable uses nor do they add any additional permitted uses. As a result, these revisions are consistent with the Travis Plan.

Minor Modifications

The minor modifications regulate parking areas or change the method by which allowable sign area is determined. As such, these revisions do not have any effect on the compatibility zone criteria since they do not alter the density or intensity of allowable uses or add any additional permitted uses. These changes are consistent with the Travis Plan.

Special Sign Overlay District:

The provisions could permit the construction of 5 signs along the Highway 12 Corridor. The signs can be constructed to heights of 60 feet or more and may be illuminated. Since Highway 12 passes along the southwest side of Travis AFB, there is the potential for conflicts with both the height standards and the prohibitions against hazards to flight contained in the Travis Plan.

The CalTRANS Handbook includes *Height Limitations and Other Hazards to Flight* as a category for review of zoning regulations. Since the potential for a conflict exists, staff is recommending that minor revisions to the proposed zoning text be made by the city of Suisun City to eliminate any potential for conflict. The proposed changes (**red text**) are to two paragraphs in Section 18.44.090 (H), as provided below.

5. Highway-Oriented SSOD Sign Development Standards.

- a. The highway-oriented SSOD sign permitted by the establishment of the SSOD shall not exceed sixty (60) feet. However, in the event that the applicant, by means of a visual simulation and other evidence demonstrates that increased height is warranted, based upon particular circumstances within the SSOD, the City Council, upon the adoption of Findings, may approve a sign that exceeds sixty (60) feet. The height of any highway-oriented SSOD shall comply with the height limitations in the Travis AFB Land Use Compatibility Plan.
- c. Illumination shall be effectively shielded so as to prevent light from being directed at any portion of the traveled rights of way, to prevent glare, and to prevent impairment of driver vision, of vehicle operation or airport flight operations at Travis AFB. Illumination shall not interfere with the effectiveness or obscure an official traffic sign, device, signal, or pavement marking.

With these modifications, staff has concluded that the City of Suisun City's Zoning Revisions would be consistent with the Travis Plan.

RECOMMENDATION

Based on the analysis and discussions above, Staff recommends that the Solano County Airport Land Use Commission make the following determination:

Determination: Adopt the recommended findings and determine that the Suisun City Zoning Ordinance Revisions (ALUC-18-01), with the modifications recommended by staff, are **consistent** with the Travis Air Force Base Land Use Compatibility Plan.

Attachments:

Attachment A - Draft Resolution (to be provided under separate cover)

Attachment B - Proposed Zoning Ordinance Text Amendments

Attachment C - Referral Letter from the city of Suisun City