

Legislation Text

File #: AC 18-022, **Version:** 1

Conduct a 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)

RECOMMENDATION:

Determine that application ALUC-2018-06 (Senior Housing- Vacaville) is consistent with the Travis AFB and the Nut Tree Airport Land Use Compatibility Plans

DISCUSSION:

INTRODUCTION

The City of Vacaville is considering an application for a 60 unit affordable housing project for low and very low-income seniors and veterans (Senior Housing Project). The Project will require the following local land use actions:

- (1) Zoning Map Amendment to add a Residential Overlay District;
- (2) Density Bonus to increase the base RH density range from 24 du/ac to 33 du/ac;
- (3) Planned Development; and
- (4) Initial Study/Mitigated Negative Declaration.

The Planned Development includes requests for exceptions to development standards for the following:

- (1) reduce the parking requirements from 1 parking stall per unit to .75 parking stalls per unit;
- (2) reduce the setback requirement from 20 ft. to the trash enclosure and storage unit in the north end of the parking lot; and
- (3) reduce the minimum lot area from 5 acres to 1.82 acres.

Project Description

The project site consists of 1.82 acre of vacant land located at 220 Aegean Way (See Attachments B and C). The 60-units consist of fifty-nine (59) one-bedroom units and one (1) 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 our residents, including our veteran population.

Since the project requires a rezoning action, it is required to be reviewed by the ALUC for consistency with the Travis Plan and the Nut Tree plan.

REQUIRED TESTS FOR CONSISTENCY FOR REZONING ACTIONS

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.

California Airport Land Use Planning Handbook

The State Department of Transportation Division of Aeronautics has published the California Airport Land Use Planning Handbook 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 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 City of Vacaville's Senior Housing Project in light of the tests for zoning actions. Our analysis is presented below.

ANALYSIS

RELEVANT ISSUES FOR THE ALUC

The ALUC is concerned with those aspects of the City of Vacaville's Senior Housing Project that have the potential to be incompatible with the Travis Plan and/or the Nut Tree Plan.

TRAVIS PLAN

The City of Vacaville's Senior Housing Project lies within Compatibility Zone D of the Travis Plan. The project is also outside of the "Outside Perimeter" of the Wildlife Hazard Area (Attachment D).

Compatibility Criteria for Zone D

Compatibility Zone D of the Travis Plan requires review for structures in excess of 200' above ground level. Height review is based on the Part 77 Surfaces for Travis AFB. The proposed project does not penetrate any of the Part 77 Surfaces for Travis AFB. In addition, Compatibility Zone D provides for review of the following special circumstances:

- All proposed wind turbines must meet line-of-sight criteria in Policy 3.4.4
- All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review

- All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review
- For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a WHA for discretionary projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use.
- For areas outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use involving discretionary review that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA.

NUT TREE PLAN

The City of Vacaville's Senior Housing Project lies within Compatibility Zone F of the Nut Tree Plan. The project is also within the "Outside Perimeter" of the Wildlife Hazard Area.

Compatibility Criteria for Zone F (Other Airport Environs)

The proposed senior housing project lies within Compatibility Zone F, which requires review of projects for compliance with FAA height restrictions under Part 77. Most land uses are acceptable with large assemblages of people or captive group facilities requiring further review.

ANALYSIS OF CONSISTENCY FACTORS

Zoning Change Consistency Factors

The City of Vacaville's Senior Housing Project contains zoning regulations which require ALUC review for consistency with both the Travis Plan and the Nut Tree Plan. The CalTRANS Handbook lists the following topics for consideration when reviewing zoning or other policy documents.

1. Intensity Limitations on Nonresidential Uses

Travis Plan: The Senior Housing Project is being developed at a density of 33 dwelling units per acre. Within Compatibility Zone D, there are no limitations on density for residential land uses or limitations on intensity for non-residential land uses.

Nut Tree Plan: The Nut Tree Plan does not specify any density limitations within Compatibility Zone F.

2. Identification of Prohibited Uses

Travis Plan: Compatibility Zone D does not prohibit any specific uses.

Nut Tree Plan: Compatibility Zone F does not prohibit any specific uses.

3. Open Land Requirements

Travis Plan: Compatibility Zone D has no open land requirements for development.

Nut Tree Plan: Compatibility Zone F does not contain any open land requirements.

4. Infill Development

Travis Plan: This project area is substantially developed. The Senior Housing Project represents an infill residential project which is consistent with the City's general plan and Waterfront Specific Plan. There will not be any non-conforming uses within the project.

Nut Tree Plan: Same as above for Compatibility Zone F.

5. Height Limitations and Other Hazards to Flight

Travis Plan: As previously discussed, within Compatibility Zone D, the relevant factors for consideration include height review for objects in excess of 200 feet in height, wind turbines in excess of 100 feet in height, and projects within either the Bird Strike Hazard Zone or the Outer Perimeter Area.

Height Review for Objects Greater than 200 Feet in Height and Wind Turbines in Excess of 100 Feet in Height

The Senior Housing Project limits the height of structures to 38 feet, so airspace review standards in zone D are satisfied.

Projects within the Bird Strike Hazard Zone or the Outer Perimeter Area

The project lies outside of the Bird Strike Hazard Zone but within the Outer Perimeter Area.

Nut Tree Plan: The Senior Housing Project does not contain hazards to flight as addressed in the Nut Tree Plan.

6. Buyer Awareness Measures

Travis Plan: The proposed project lies within Compatibility Zone D and outside of any noise contours of concern. As a result, Buyer Awareness Measures are not required by the Travis Plan.

Nut Tree Plan: The Nut Tree Plan does not call for any Buyer Awareness Measures for projects within Compatibility Zone F.

7. Non-conforming Uses and Reconstruction

Travis Plan: The project will result in new construction of residential units consistent with the general plan. As a result, there will be no non-conforming uses within the project.

Nut Tree Plan: Same as above for the Nut Tree Plan's Compatibility Zone F.

Based on the discussion above, staff recommends that the Commission find that the proposal meets these tests for consistency for a zoning action.

RECOMMENDATION

Based on the analysis and discussions above, Staff recommends that the Solano County Airport Land Use Commission find as follows:

Determination: Determine that application ALUC-2018-06 (Senior Housing- Vacaville) is consistent with the Travis AFB and the Nut Tree Airport Land Use Compatibility Plans

Attachment A: Resolution (To Be Distributed at the Hearing)

Attachment B: Application

Attachment C: Precise Development Plan

Attachment D: Travis Context Map