

Legislation Text

File #: AC 19-007, **Version:** 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

RECOMMENDATION

Adopt the recommended findings and determine that the Parking and Yard Ordinance is **consistent** with the Travis Air Force Base Land Use Compatibility Plan.

INTRODUCTION

Introduction

The City of Suisun City is proposing an ordinance amending its zoning regulations to establish landscape regulations, hardscape improvements regulations and limitations on vehicle storage among other provisions. Since the regulations modify the zoning regulations of the City, the ALUC is required to make a consistency determination with any applicable Airport Land Use Compatibility Plans.

Parking and Yard Ordinance (See Attachment E)

The City of Suisun City, in its proposed ordinance, summarizes the necessity for the proposed regulations as follows:

The unregulated expansion of paved parking areas in front, rear, and side yards interferes with the pattern of building and open areas within neighborhoods and can increase vehicle clutter by creating small parking lots in yard areas which are intended to remain as open areas and green spaces. Excessive paving of yard areas can negatively impact the character and appearance of residential areas. Paving yard areas to add additional parking can result in the proliferation of curb cuts that can have the effect of reducing the number of on-street parking spaces available this also impacts the walkability of a neighborhood.

ii. The paving of front, rear, and side yards would potentially result in hazardous conditions on a residential property in that it could negatively impact the City's storm water management system such that a much higher amount of water runoff from such properties would negatively affect the City's storm water management system.

iii. The paving of front, rear, and side yards would result in potentially high amounts of runoff from such a property where such runoff could cause harm to adjoining properties.

iv. The paving of front, rear, and side yards would create visual blight by eliminating green space in the City's neighborhoods.

v. The paving of front, rear, and side yards would provide substantial aesthetic conflicts that may possibly result in decreased property values for adjoining properties,

vi. The paving would result in potentially changing the use of residential properties, and it would result in less green space within the City.

The details of the regulations are contained within Attachment E Parking and Yard Ordinance.

ALUC Jurisdiction

The Parking and Yard Ordinance is statutorily required to come before the ALUC for a consistency determination. These regulations apply to properties in various locations of the City of Suisun City and thus are reviewed in light of the Travis

Air Force Base Airport Land Use Compatibility PlanA Land Use Compatibility Plans (Travis Plan).

Required Tests for Consistency

ALUC 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 ALUC is concerned with those aspects of the proposed zoning changes which have the potential to be incompatible with the Travis Plan.

California Airport Land Use Planning Handbook

The State Department 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

Travis Plan Compatibility Factors

The City of Suisun City lies wholly within Compatibility Zones D. The Compatibility Factors contained within this zone address the height of various types of structures (wind turbines and meteorological towers, etc.) and the possibility of attracting wildlife into the vicinity of Travis AFB.

Consistency Analysis

Staff has reviewed the proposed Parking and Yard Ordinance for consistency with the Travis Plan and the State mandated compatibility factors. Our analysis is presented below.

These topics are analyzed by means of a global compatibility analysis, as follows:

Global Compatibility Analysis

The ordinance being evaluated establishes a new permanent amendment to the City of Suisun City Zoning Regulations which regulates the amount of yard area which may be paved and prohibits the storage of various vehicles and equipment in yard areas. The proposed ordinance does not modify any intensity or density standards for human occupancy, development standards for buildings or height regulations for buildings and structures. As such, it can be seen with certainty that the proposed parking and yard ordinance does not trigger any of the review elements for zoning ordinance compatibility review as enumerated above.

Additionally, the proposed ordinance does not alter any regulations pertaining to tall structures (over 100 feet in height) nor does it create habitat or other attractants for wildlife.

Considering the above discussion, staff is recommending a determination that the City of Suisun City Parking and Yard Ordinance Donation is consistent with the Travis Plan.

Accordingly, 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-2019-03 (City of Suisun City Parking and Yard Ordinance) is consistent with the Travis Air Force Base Land Use Compatibility Plan (Sponsor: City of Suisun City).

Attachments

Attachment A: ALUC Application

Attachment B: Vicinity Map

Attachment C: Aerial Map

Attachment D: Travis Context Map

Attachment E: Parking and Yard Ordinance

Attachment F : Resolution (To Be Distributed by Separate Cover)