

Legislation Text

File #: AC 19-012, **Version:** 1

Public Hearing to consider the consistency of ALUC-2019-05 (**Heritage Park Sign District**) with the Travis AFB Land Use Compatibility Plan. Sponsor: City of Suisun City

RECOMMENDATION:

Staff is recommending that the Solano County Airport Land Use Commission:

1. Conduct a Public Hearing to consider the consistency of ALUC-2019-05 (Heritage Park Sign District) with the Travis AFB Land Use Compatibility Plan, and
2. Determine the Heritage Park Sign District is consistent with the Travis AFB Land Use Compatibility Plan

DISCUSSION:

Introduction

The Heritage Park Sign District is a type of zoning regulation and, as such, the City of Suisun City is required to submit an application to the Solano County Airport Land Use Commission (Commission) for a consistency determination with applicable Airport Land Use Plans. In this particular case, the application is within the influence area of the Travis Air Force Base Land Use Compatibility Plan (Travis Plan).

The Heritage Park Sign District (See Attachments A, B and C) establishes standards and procedures for the permitting of signs within a specified area of the City of Suisun City, located on the northwest corner of Highway 12 and Sunset Avenue (See Attachment B).

The Heritage Park Sign District would permit an illuminated sign up to 60 feet tall near the intersection (See Attachment B).

ANALYSIS:

The project is located on the northwest corner of Highway 12 and Sunset Avenue. The site is located within Zone D of the Travis AFB Land Use Compatibility Plan (Travis Plan). The compatibility criterion and zoning issues are described below:

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 Suisun City's Heritage Park Sign District project in light of these tests for zoning actions. Our analysis is presented below.

Analysis of the Zoning Action Consistency Factors

1. Intensity Limitations on Nonresidential Uses

The City's application includes rezoning amendments establishing sign regulations for an existing shopping center located at the intersection of Highway 12 and Sunset Avenue. These rezoning actions would permit the construction of a 60-foot-tall highway-oriented sign on the properties. Since there are no land use limitations within Compatibility Zone D, this rezoning proposal is consistent with this compatibility factor.

2. Identification of Prohibited Uses

Compatibility Zone D does not prohibit any specific uses. As a result, the rezoning amendments for the Heritage Park Sign District project is consistent with this aspect of the Travis Plan.

3. Open Land Requirements

Compatibility Zone D has no open land requirements for development. As a result, the rezoning applications for the Heritage Park Sign District project is consistent with this compatibility factor.

4. Infill Development

This project area is substantially developed and does qualify as infill development. As a result, the project could receive special consideration as an infill project under the Travis Plan. Since there are no land use barriers to the project, special consideration is not necessary in this case. As a result, the rezoning application for the Heritage Park Sign District is consistent with this compatibility factor.

5. Height Limitations and Other Hazards to Flight

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 and Elimination of Other Hazards to Flight.

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

The Heritage Park Sign District does not permit any structures that approach 100 feet in height; the maximum

height of the allowable signs is 60 feet. Therefore, the airspace review standards in Zone D are satisfied.

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

The Heritage Park Sign District project lies outside of the Bird Strike Hazard Zone and inside the Outer Perimeter Area. The sign does not contain any natural features which would attract birds from other areas to cross the flight line. As a result, no further review is required for this compatibility factor.

Other Hazards to Flight

The Heritage Park Sign District project permits illuminated signs. The potential exists that certain types and direction of lighting could contribute to glare which has the potential to interfere with aircraft operations. As a safeguard, staff is recommending that the proposed Sign District contain an additional standard as shown below:

"The sign shall be illuminated in such a way as to not cause glint or glare detectable by overflying aircraft."

The City of Suisun City is agreeable to the addition of the standard.

6. Buyer Awareness Measures

The proposed project lies within Compatibility Zone D and outside of any noise contours of concern. The project has no residential buyers and as a result, Buyer Awareness Measures are not required by the Travis Plan.

7. Non-conforming Uses and Reconstruction

The Heritage Park Sign District does not contain any non-conforming uses, so consideration under this requirement is not necessary under the Travis Plan. Therefore, the rezoning application for the Heritage Park Sign District is consistent with this compatibility factor.

Based on the discussion above, staff recommends that the Commission find that the Heritage Park Sign District meet these tests for consistency for a zoning action under the Travis Plan.

RECOMMENDATION:

As a result of the above analysis, Staff is recommending that the Commission:

- 1.) Determine that ALUC-2019-05 (Heritage Park Sign District), with the recommended condition of approval discussed previously, is consistent with the Travis AFB Land Use Compatibility Plan.

Attachments

Attachment A: Application

Attachment B: Planning Commission Staff Report

Attachment C: Travis Context Map

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