

## **FRESNO COUNTY AIRPORT LAND USE COMMISSION Action Summary**

**Date:** Monday, September 9, 2019  
**Time:** 2:00 p.m.  
**Place:** COG Sequoia Conference Room  
2035 Tulare St., Suite 201, Fresno, CA

### **1. CALL TO ORDER**

A meeting of the Fresno County Airport Land Use Commission (ALUC) was called to order by Chairman Duarte at 2:04 p.m. Commissioner Beck was asked by Chairman Duarte to lead the flag salute.

### **ROLL CALL**

**PRESENT:** **Commissioners:** Ron Duarte, Ray Remy, Daniel Yrigollen, Bill Darnell, Bob Beck  
**Proxies:** Steve Rapada, Dwight Kroll

**ABSENT:** **Commissioners:** Sal Quintero, Nathan Magsig  
**Proxies:** Dan Card, Mark Davis

### **OTHERS ATTENDING:**

Robert Phipps, Fresno COG  
Braden Duran, Fresno COG Staff  
Lindsay Beavers, Fresno County Counsel

### **2. Action/Discussion Items**

#### **A. Minutes/Action Summary of the August 5, 2019 ALUC Meeting (Brenda Veenendaal)**

A motion was made by Commissioner Rapada and seconded by Commissioner Beck to approve the August 5, 2019 Fresno County Airport Land Use Commission Action Summary. A vote was called for and the motion was carried.

#### **B. Shields and Armstrong DiCicco's Restaurant Proposal (Braden Duran)**

Braden Duran reported on this item. Development Application number P19-02518, filed by Gomez Architects, Inc to the City of Fresno, proposes the development of a parcel of land located on the southwest corner of E Shields Ave and N Armstrong Ave in the City of Fresno.

The proposed plan pertains to the ±0.49 acres of vacant property located on the southwest corner of Shields and Armstrong. The plan was to build a new 4,081 square foot DiCicco's Italian Restaurant. The property was in a BP/UMG/cz (Business Park/Urban Growth management/conditions of zoning) planned land use the McLane community plan. The proposed maximum height of the restaurant is 26ft. Staff also noted that the restaurant was intending to have a new ABC license type 47 in order to sell alcohol. Documents provided to staff show 28 parking stalls will be built along with the restaurant, and other commercial development has already been built adjacent to the site. The City is expecting to draft and file a categorical exemption for this project to satisfy CEQA Guidelines.

The site is located within Zone 6, the Traffic Pattern Zone (TPZ), of the Fresno Yosemite International Airport. Specific site location in the TPZ is shown in the safety zone map was included in your packet. The ALUCP restrictions on density and open land for the TPZ are not expected to be an issue for this project.

Other prohibited land uses in the TPZ include outdoor stadiums or other high-intensity uses, as well as hazards to flight. At time of staff report, this project is currently undergoing a review by the FAA in order to receive a “determination of no hazard to air navigation” finding.

Noise contours - This project is not located in any airport noise contours.

A motion was made by Commissioner Rapada and seconded by Commissioner Darnell to approve a Finding of Consistency for development application P19-02518 for the proposed DiCicco’s restaurant at Shields and Armstrong. A vote was called for and the motion carried.

**C. Bullard/Figarden Multi-Family Housing Development, City of Fresno - (Brenda Veenendaal)**

Robert Phipps reported on this item. Plan Amendment/Rezone/Development Permit Application Nos. P1902030 & P19-02033 was filed with the City of Fresno by Steve Spencer of Spencer Enterprises, Inc. and pertains to ±11.8 acres of property located between N Jeanne Ave and N. Figarden Dr, south of W Bullard Ave.

The project application consists of a Development Permit, General Plan Amendment, Rezone. The Rezone component of the application was intended to change the current zoning of CC/UGM/cz and Planned Land Use Designation of CC – Commercial/Community (as noted on the City’s Interactive Mapping Viewer) to an RM-2/UGM zone district with a Residential – Urban Neighborhood land use designation that would support 16-plus dwelling units per acre.

The project shall consisted of the construction of one hundred ninety-two (192) multi-family dwelling units situated on 11.8 acres, located near the north-east corner of Bullard Avenue and Figarden Drive (APN: 509-030-75S), located at 4259 W. Bullard Avenue, within the Bullard Community Plan area in northwest

Fresno. Once completed, the community will feature a community building, pool, garages, carports, and open space, in addition to the living units. All units will be rented at market rates. A marketing name for the community has not been determined.

Anticipated build-out will be performed in one phase. The project construction will consist of twenty-four multi-family buildings and a community building with USPS mail delivery and pick-up area, a secured parcel delivery and pick-up area, exercise room and pool, along with carports and garages and the necessary landscaping and pedestrian entry at the main entry to the proposed development on Bullard Avenue with additional pedestrian access gates and vehicle access on Figarden Drive.

The site is located within Zone 6, the Traffic Pattern Zone (TPZ), of Sierra Sky Park Airport. Specific site location in the TPZ is shown in the safety zone map was included in your packet. The ALUCP states that there are no limits on dwelling units per acre and the maximum non-residential intensity is 300 persons per acre. Therefore, restrictions on intensity/density are not expected to be an issue for this project. Other prohibited land uses in the TPZ include outdoor stadiums or other high-intensity uses, as well as hazards to flight.

The applicant should be aware that required open land in the TPZ is ten percent. An airport disclosure notice is required.

At time of staff report, this project is currently undergoing a review by the FAA in order to receive a “determination of no hazard to air navigation” finding. Maximum height is 30 feet, 10 inches.

Noise contours - This project is not located in any airport noise contours.

A motion was made by Commissioner Rapada and seconded by Commissioner Darnell to approve a Finding of Consistency for Plan Amendment/Rezone/ Development Permit Application Nos. P1902030 & P19-02033, a Bullard/Figarden Multi-Family Housing Development. A vote was called for and the motion carried.

**D. Hilton Garden Inn Hotel Proposal (Braden Duran)**

Braden Duran reported on this item. Development Application number P19-00758, filed by the Klassen Corporation to the City of Fresno on behalf of Raju Verma, proposes the development of a parcel of land located on the southeast corner of N Blackstone Ave and E Barstow Ave in the City of Fresno.

The proposed plan pertains to the ±2.56 acres of vacant property located at 5318 N Blackstone Ave. The plan is to build a new franchise-approved, four-story, 110-room Hilton Garden Inn Hotel, with guest and on-site parking. Currently, a shopping center exists at the corner, and the plan is for the hotel to be constructed on the unused portion of the parcel behind the shopping center. The property is currently zoned RMX (regional mixed use) with a planned land use of hotel/commercial. The proposed maximum height of the hotel is 53 ft 8 in. Documents provided to staff note that the hotel will have a pool, lounge, bar and grill, and fitness center located within the hotel, and that the hotel is expected to employ an estimated 25+ employees. The documents further show that there is an expected average of 70+ guests per day, and that overnight and weekend security will be provided. A total of 115 parking stalls, a mix of accessible, EV charging capable, and car/vanpool would be available. The hotel and parking lot grounds will also be landscaped to provide aesthetic beauty and shaded areas. The City is expecting to draft and file a categorical exemption for this project to satisfy CEQA Guidelines.

The site is located within Zone 7, the Precision Approach Zone (PAZ), of the Fresno Yosemite International Airport. Specific site location in the PAZ is shown in the safety zone map included in your packet. There are no restrictions on density, open land, or dwelling unit limit inside the PAZ. Other prohibited land uses in the PAZ includes just hazards to flight. No proposed activity on the site meets the restrictions of the PAZ. Project documents provided to the staff provide adequate language for both landscaping and lighting standards. This project has filed with the FAA for a finding of No Hazard.

Noise contours - This project was located within the outer 60-64db noise contour of the Fresno Yosemite International Airport. A hotel fits within the approved uses within this contour and is allowed with no restrictions.

A motion was made by Commissioner Beck and seconded by Commissioner Darnell approve a Finding of Consistency for development application P19-00758 for the proposed Hilton Garden Inn Hotel at Blackstone and Barstow. A vote was called for and the motion carried.

**E. Multi-unit residential at 267 W Spruce, City of Fresno - (Brenda Veenendaal)**

Robert Phipps reported on this item. Conditional Use Permit Application No. P18-03989 was filed with the City of Fresno by Mike de Alba of DeAlba Architecture and pertains to ±0.22 acres of property located between N College Ave and N San Pablo Ave, south of W Spruce Ave. The project application proposes to construct a 2-unit detached multi-family townhouse development on a vacant parcel. The current density allows for a minimum of 1 unit and a maximum of 3 units.

Each unit of the proposed townhouse development will be 2-story with 2,055 square feet of living space. Thirty-eight percent of the development will be covered in new lawn, trees, plants, shrubs, and ground cover. The sides and rear property lines will be provided with a six-foot high masonry block wall with intermediate wood picket fencing between townhouses.

The proposed project is located in Zone 7: Precision Approach Zone for Fresno Yosemite International Airport. Specific site location in the TPZ is shown in the safety zone map was included in your packet. The ALUCP restrictions on density and open land for the TPZ are not expected to be an issue for this project.

The project does not require a “determination of no hazard to air navigation” finding.

Noise contours - This project is not located in any airport noise contours.

A motion was made by Commissioner Beck and seconded by Commissioner Darnell to approve a Finding of Consistency for Conditional Use Permit Application No. P18-03989, a multi-unit residential project located at 267 W Spruce in the City of Fresno. A vote was called for and the motion carried.

**F. Kings Canyon and Minnewawa Medical Office Proposal (Braden Duran)**

Braden Duran reported on this item. Development Application number P18-03869, filed by iT Architecture to the City of Fresno, proposes the development of a parcel of land located on the northeast corner of E Kings Canyon Rd and S Minnewawa Ave in the City of Fresno.

The proposed plan pertains to the ±2.68 acres of vacant property located on the northeast corner of Kings Canyon and Minnewawa. The plan is to build a new 20,038 square foot combined medical and dental clinic. The property is in a CMX/RZ/cz (Corridor/Center Mixed-Use / Regional Mixed-Use) planned land use in the Roosevelt community plan. The proposed maximum height of the office is 30ft. The City has provided staff with an operational statement, with the office following normal business hours but during all 7 days of the week, as there will be an urgent care office included. The document further notes that there will be approximately 25 total employees, and that 127 parking stalls of various designations will be provided. Importantly, no dangerous waste or material will be produced or be present on the site. The City is expecting to draft and file a categorical exemption for this project to satisfy CEQA Guidelines.

The site is located within Zone 6, the Traffic Pattern Zone (TPZ), of the Fresno Yosemite International Airport. Specific site location in the TPZ is shown in the safety zone map was included in your packet. The ALUCP restrictions on density and open land for the TPZ are not expected to be an issue for this project. Other prohibited land uses in the TPZ include outdoor stadiums or other high intensity uses, as well as hazards to flight. At time of staff report, this project is currently undergoing a review by the FAA in order to receive a “determination of no hazard to air navigation” finding.

Noise contours - This project is not located in any airport noise contours.

A motion was made by Commissioner Beck and seconded by Commissioner Darnell to approve a Finding of Consistency for development application P18-03869 for the proposed medical office at Kings Canyon and Minnewawa. A vote was called for and the motion carried.

**G. City of Fresno (Brenda Veenendaal)**

Robert Phipps reported on this item. Conditional Use Permit Application No. P18-03987 was filed with the City of Fresno by Mike de Alba of DeAlba Architecture and pertains to ±0.24 acres of property located between N College Ave and N San Pablo Ave, south of W Beechwood Ave. The project application proposes to construct a 2-unit detached multi-family townhouse development on a vacant parcel. The current density allows for a minimum of 1 unit and a maximum of 3 units.

Each unit of the proposed townhouse development will be 2-story with 2,055 square feet of living space. Thirty-eight percent of the development will be covered in new lawn, trees, plants, shrubs, and ground cover. The sides and rear property lines will be provided with a six-foot high masonry block wall with intermediate wood picket fencing between townhouses.

The proposed project is located in Zone 7: Precision Approach Zone for Fresno Yosemite International Airport. Specific site location in the TPZ is shown in the safety zone map was included in your packet. The ALUCP restrictions on density and open land for the TPZ are not expected to be an issue for this project.

The project does not require a “determination of no hazard to air navigation” finding.

Noise contours - This project is not located in any airport noise contours.

A motion was made by Commissioner Rapada and seconded by Commissioner Darnell to approve a Finding of Consistency for Conditional Use Permit Application No. P18-03987, a multi-unit residential project located at 293 W Beechwood in the City of Fresno. A vote was called for and the motion carried.

**H. Lithia Automotive Dealership Remodel and Addition (Braden Duran)**

Braden Duran reported on this item. Development Application number P19-02510, filed by Phil Mettler of the Taylor Group Architects to the City of Fresno, proposes modifications and additions to an existing automotive dealership located on the northeast corner of N Blackstone Ave and E San Jose Ave in the City of Fresno.

The proposed plan pertains to the ±4.74 acres of property located at 5212 N Blackstone Ave. The application requests authorization for partial interior modernization improvements, exterior façade remodel, a 2,070 sq. ft. service bay addition, a new 2,730 sq. ft. service entrance and drop-off canopy, three new electric vehicle charging stations, a new solid waste enclosure, accessibility and public-safety upgrades, and new landscaping at the front of the existing automotive dealership. This new upgraded property will be then utilized by Lithia Subaru of Fresno., replacing the existing Harris Mazda and Volvo dealership that current exists at the location.

The subject property is zoned RMX (Regional Mixed Use). Project documents submitted to staff show that the dealership will net a 12.5% increase in square footage from the remodel, with a total of 60 parking stalls provided that will be split evenly between customers and employees. The remodeled dealership will be 24 feet tall at its highest point and will follow a water irrigation and landscaping plan drawn up by the architecture company. The proposed project is exempt from the California Environmental Quality Act under Section 15301(Existing Facilities).

The site is located within Zone 7, the Precision Approach Zone (PAZ), of the Fresno Yosemite International Airport. Specific site location in the PAZ is shown in the safety zone map was included in your packet. There were no restrictions on density, open land, or dwelling unit limit inside the PAZ. Other prohibited land uses in the PAZ included just hazards to flight. No proposed activity on the site meets the restrictions of the PAZ. Project documents were provided to the staff provided adequate language for both landscaping and lighting standards. This project was filed with the FAA for a finding of No Hazard.

Noise contours - This project is located within the outer 60-64db noise contour of the Fresno Yosemite International Airport. A car dealership fits within the approved uses within this contour and is allowed with no restrictions.

A motion was made by Commissioner Rapada and seconded by Commissioner Darnell to approve a Finding of Consistency for development application P19-02510 for the proposed Lithia Automotive Dealership Remodel and Addition at Blackstone and San Jose Ave. A vote was called for and the motion carried.

**I. SAC Wireless / Verizon Wireless Cell Tower Proposal (Braden Duran)**

Braden Duran reported on this item. SAC Wireless, on behalf of Verizon Wireless, is proposing the installation of a new wireless facility at 1385 N Maple Avenue in the City of Fresno.

SAC Wireless was requesting a consistency determination for the facility whose proposal is to install a 70 ft. monopole cell tower and wireless communication facility on a 31 ft by 10 ft leased area of an existing storage facility near the intersection of E Floradora Ave and N Maple Ave. The facility will enhance and expand the Verizon Wireless network and improve communications services for customers in this area. It will also provide capacity relief for existing Verizon sites near the Fresno Yosemite International Airport and bolster the coverage of the heavily trafficked intersection at McKinley Ave and Hwy 168.

While the facility itself will be unmanned, it is in an area that includes both primarily light industrial uses as well as some residential properties. Verizon anticipates a small impact on the use of the parcel. Documents note that no significant noise generation is expected, and that no hazardous materials or waste will be produced at the site. A categorical exemption was drafted by the City to satisfy CEQA guidelines.

The site is located within Zone 6, the Traffic Pattern Zone (TPZ), of the Fresno Yosemite International Airport. Specific site location in the TPZ is shown in the safety zone map included in your packet. The ALCUP restrictions on density and open land for the TPZ are not expected to be an issue for this project.

Other prohibited land uses in the TPZ include outdoor stadiums or other high-intensity uses, as well as hazards to flight. The proposed maximum height of the tower is 70 feet. This proposed height requires a “determination of no hazard to air navigation” by the FAA, and staff has been provided with documentation showing that the project has filed with the FAA.

The project falls outside of any noise contours and is therefore not subject to any restrictions.

A motion was made by Commissioner Rapada and seconded by Commissioner Darnell to approve a Conditional Finding of Consistency for the Proposed Verizon Wireless Facility located on 1385 N Maple Ave in the City of Fresno. A vote was called for and the motion carried.

### **3. Public Presentations**

This portion of the meeting is reserved for persons wishing to address the ALUC on items within its jurisdiction but not on this agenda. **Note: Prior to action by the ALUC on any item on this agenda, the public may comment on that item. Unscheduled comments may be limited to 3 minutes.**

Roman Benitez informed the committee about the Lemoore Air Show.

### **4. Other Business**

#### **A. Items from Members**

Commissioner Duarte tabled the Item from the last meeting. Applicant wanted to delay the item.

#### **B. Items from Staff**

1. Upcoming meetings (approved schedule)

- October 7, 2019
- November 4, 2019
- December 2, 2019

### **5. ADJOURN**

A motion was made by Commissioner Beck and seconded by Commissioner Rapada to adjourn the ALUC meeting. A vote was called for and the motion carried.

Adjourned @ 2:50 pm.