

## FRESNO COUNTY AIRPORT LAND USE COMMISSION Action Summary

**Date:** Thursday, August 1, 2022  
**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 2:02 p.m.

#### A. Pledge of Allegiance

#### B. Roll Call

**PRESENT:** **Commissioners:** Ron Duarte, Ray Remy, Dwight Kroll  
**Proxies:** John Krikorian, Ari Martinez, Nicole Zieba

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

#### **OTHERS ATTENDING:**

Brenda Veenendaal, Fresno COG  
Lindsay Beavers, Legal Counsel  
Stephanie Maxwell, Fresno COG

### 2. Action/Discussion Items

#### A. ALUC position appointment

The ALUC position representing the general public was vacated in May 2022 by Bill Darnell. Bill's proxy, John Krikorian, volunteered to fill Bill's seat on the Commission. This position was appointed by the other members of the ALUC.

A motion was made by Commissioner Remy and seconded by Commissioner Kroll to appoint John Krikorian to represent the general public on the Fresno County Airport Land Use Commission. A vote was called for and the motion carried.

#### B. April 4, 2022 ALUC Action Summary

A motion was made by Commissioner Martinez and seconded by Commissioner Davis to approve the April 4, 2022 Fresno County Airport Land Use Commission Action Summary. A vote was called for and the motion carried.

**C. City of Fresno Planning and Development Department Amendments (Brenda Veenendaal)  
[ACTION]**

Sophia Pagoulatos gave a PowerPoint presentation on the City of Fresno Planning and Development Department Amendments. The City of Fresno Planning and Development Department requests an ALUC review and finding of Consistency for a General Plan Text Amendment and a Development Code text amendment that would do the following:

- (1) remove the maximum density for mixed-use zone districts;
- (2) modify the restriction that prohibits ground floor residential uses in mixed-use districts so that only corner properties along arterials with Bus Rapid Transit (BRT) stops will have mandated commercial uses; and
- (3) revise Fresno Municipal Code (FMC) Section 15-4907 to allow ministerial approval of multi-family residential uses in mixed-use districts within the City's Priority Areas for Development (areas identified on Figure IM-1 in the Fresno General Plan. The proposed text amendment will not revise other property development standards contained in the FMC. In other words, all height, parking, landscaping, fencing and setback requirements will remain unchanged.

This would affect parcels within the jurisdiction of the City of Fresno contained within the five (5) zone districts that allow mixed-use development – Neighborhood Mixed-Use (NMX), Corridor/Center Mixed-Use (CMX), Regional Mixed-Use (RMX), Commercial-Main Street (CMS), and Commercial Regional (CR).

Some of the effected mixed-use zones were located within traffic pattern zones. The City of Fresno's Mixed-Use Zone District and Airport Safety Zone map was attached for reference.

Upon review, staff noted that the City of Fresno's Municipal Code (Section 15-104-B-4 established the priority of plans within the City of Fresno planning framework, placing the Fresno County Airport Land Use Compatibility Plan (ALUCP) above all other operative plans. This provided a safety net to ensure that all future city development is consistent with the ALUCP's policies. This is notated on pages 1-2 of the attached Routing Package.

Also included within the attached Routing Package was the General Plan Text Amendment language (page 12 of the pdf document) and the Development Code Text Amendment (pg 17 of the pdf).

A motion was made by Commissioner Zieba and seconded by Commissioner Remy to approve a finding of consistency for City of Fresno text amendment P-22-02413. A vote was called for and the motion carried.

**3. Other Business**

**A. Items From Members**

Nicole Zieba informed the commissioners that Bob Beck resigned from the ALUC.

**B. Items From Staff**

Brenda Veenendaal asked the commissioner's if they wanted to bring back the zoom hybrid meetings. The Commissioner's had agreed to keeping the ALUC meetings in person.

Upcoming 2022 meeting dates (regular schedule)

- October 3
- December 5

#### 4. **Public Presentations**

This portion of the meeting was 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.**

None

A Motion was made by Commissioner Davis and seconded by Commissioner Kroll to adjourn the meeting at 2:54 pm. A vote was called for and the motion carried.