

FRESNO COUNTY AIRPORT LAND USE COMMISSION Action Summary

Date: Monday, February 5, 2024
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 Bartel at 2:01 p.m.

A. **Pledge of Allegiance**

B. **Roll Call**

PRESENT: **Commissioners:** Jon Bartel, John Krikorian
Proxies: Dwight Kroll, Nicole Zieba, Ari Martinez, Ulysses Chiati

ABSENT: **Commissioners:** Sal Quintero, Nathan Magsig, Ron Duarte
Proxies: Ray Remy, Mark Davis

OTHERS ATTENDING:

Brenda Thomas, Fresno COG
Jennifer Rodriguez, Fresno COG
Lindsay Beavers, Legal Counsel
Stephanie Maxwell, Fresno COG

2. **Action/Discussion Items**

A. **December 4, 2023, ALUC Action Summary**

A motion was made by Commissioner Kroll and seconded by Commissioner Martinez to approve the December 4, 2023, Fresno County Airport Land Use Commission Action Summary. A vote was called for and the motion carried.

B. **City of Fresno Text Amendment Application No. P23-03987 (Brenda Thomas) [ACTION]**

Brenda Thomas reported on this item. The City of Fresno requested authorization of an amendment to Fresno Municipal Code Section 15-4304 relating to the language relative to the findings for approval for tentative parcel and tract map revisions. The current Code required that 1) There was a material mistake of fact in the deliberations leading to the original approval; and 2) There had been a change of circumstances related to the original approval. The City of Fresno requested authorization to FMC Section 15-4304 changing the word "and" to the word "or." As the Code states currently, there would be no allowance for a revision because typically when a tentative map was approved, there was no material mistake of fact in the deliberations leading to the original approval. This allows for flexibility in revisions to subdivision maps, if necessary.

The City of Fresno does not project that this text amendment will affect the airports or airport land use issues as it was a simple clean up to provide the allowance for revisions to subdivision maps in the City of Fresno.

A motion was made by Commissioner Krikorian and seconded by Commissioner Martines to approve a Finding of Consistency for City of Fresno Text Amendment Application No. P23-03987. A vote was called for and the motion carried.

C. City of Fresno Rezone Application No. P23-03475 and Development Permit Application No. P23-00186 (Brenda Thomas) [ACTION]

Brenda Thomas reported on this item. Rezone Application No. P23-03475 and Development Permit Application No. P23-00186 were filed by Centerline Design, on behalf of DDYS INVESTMENTS GRANITE PARK LLC, pertaining to approximately 1.96 acres of property located on the north side of East Gettysburg Avenue, between North First and North Second Streets (3147 East Gettysburg Avenue).

Rezone Application No. P23-03475 requests authorization to remove the existing conditions of zoning on the subject property to allow for office development consistent with the current O (Office) zone district development standards.

Development Permit Application No. P23-00186 requests authorization to construct an office complex to include an approximately 11,360 square foot medical office building and one pad for a future approximately 5,010 square foot medical office building.

The project is located within Safety Zone 6, the Traffic Pattern Zone (TPZ) of Fresno Yosemite International Airport as indicated on the attached Safety Zone Maps. The maximum non-residential intensity for Safety Zone 6 is 300 persons per acre and the only prohibited development uses are hazards to flight, i.e., physical (e.g., tall objects), visual, electronic forms of interference with the safety of aircraft operations, golf courses, and certain types of crops that are bird attractants. Height should not be a concern as the attached site plan calls for two single story buildings, maximum 30 feet in height, but an airport disclosure notice is required.

The project does sit within CNEL 60 for the Fresno Yosemite International Airport. However, hospitals, nursing homes, and other health care services are compatible without restrictions.

A motion was made by Commissioner Kirkorian and seconded by Commissioner Martinez to approve a Finding of Consistency for Rezone Application No. P23-03475 and Development Permit Application No. P23-00186. A vote was called for and the motion carried.

D. County of Fresno Conditional Use Permit No. 3761 (Jennifer Rodriguez) [ACTION]

Jennifer Rodriguez reported on this item. CPU No. 3761 was filed by RMK Design, Inc. pertaining to the Coalinga Harris Ranch Commercial Development project. The project consisted of three vacant parcels located between Dorris Ave./Highway 168 and Interstate 5, west of Harris Ranch Airport.

The project was proposing to construct a commercial fueling station on Parcel 1. This included a 9,500 SF total building composed of a convenience store (6,000 SF) and a drive thru fast-food restaurant (3,000 SF) with a 10 MPD fueling canopy. Parcel 2 included a 10,000 SF building comprised of a fast-food restaurant (+/- 1,320 SF), convenience store, restrooms, showers, lounge areas, storage, and laundry. Both convenience stores included the sale of beer and wine. Parcel included an 11-position commercial truck canopy, a Cat scale, and a TA Petro 3 bay service station (11,100 SF). The floor plans included planned

underground gasoline tanks in Parcel 1 and above ground tanks in Parcel 3. The project required daily deliveries for fuel and weekly deliveries for inventory.

The project was located within the Vulnerable Occupants Area and Safety Zone 6—Traffic Pattern Zone (TPZ) of Harris Ranch Airport and was in close proximity to Safety Zone 3—Inner Turning Zone (ITZ), which does prohibit above ground bulk fuel storage and gas stations. The project parcel boundary was approximately 1,800 feet from the Harris Ranch Airport Runway. The maximum non-residential intensity for Safety Zone 6 is 300 persons per acre and the only prohibited development uses are hazards to flight, i.e., physical (e.g., tall objects), visual, electronic forms of interference with the safety of aircraft operations, golf courses, and certain types of crops that attract increased bird attraction. It does not sit within the airport's noise contours.

The project was in accordance with safety requirements for Safety Zone 6, however it was situated close to Safety Zone 3—Inner Turning Zone.

A motion was made by Commissioner Kroll and seconded by Commissioner Martinez to approve a Finding of Consistency for County of Fresno Conditional Use Permit No. 3761. A vote was called for and the motion was carried with one objection from Commissioner Krikorian.

3. **Other Business**

A. **Items From Members**

B. **Items From Staff**

2024 meeting dates

- April 8 - second Monday due to April 1 observance of Cesar Chavez Day, Office Closed.
- June 3
- August 5

4. **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.**

None

5. **Adjourn**

A Motion was made by Commissioner Krikorian and seconded by Commissioner Davis to adjourn the meeting at 2:21 p.m. A vote was called for and the motion carried.