

FRESNO COUNTY AIRPORT LAND USE COMMISSION Action Summary

Date: Monday, April 8, 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 Duarte at 2:03 p.m.

A. **Pledge of Allegiance**

B. **Roll Call**

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

ABSENT: **Commissioners:** Sal Quintero, Nathan
Proxies: Ray Remy, Mark Davis, Dwight Kroll

OTHERS ATTENDING:

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

2. **Action/Discussion Items**

A. **February 5, 2024 ALUC Action Summary**

A motion was made by Commissioner Zieba and seconded by Commissioner Krikorian to approve the February 5, 2024, 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. P24-01100 (Brenda Thomas) [ACTION]**

Brenda Thomas reported on this item. City of Fresno Text Amendment Application No. P24-01100 proposed to amend the Citywide Development Code and modify Section 15-2706, otherwise known as the Responsible Neighborhood Market Act (RNMA). The RNMA provided regulations relating to the establishment of alcohol licenses and the sale of alcoholic beverages for off-site consumption.

The proposed text amendment would allow flexibility for full-service grocery stores seeking to operate by allowing an additional exception to the Location Restrictions and an exemption to the Cancel & Transfer Provisions. In addition, the proposed text amendment defines Full-Service Grocery Store and its exclusions.

The text amendment did not affect the airports or airport land use issues as evaluated, but ALUC approval was required.

A motion was made by Commissioner Krikorian and seconded by Commissioner Martinez to approve a Finding of Consistency for City of Fresno Text Amendment Application No. P24-01100. A vote was called for and the motion carried.

C. City of Fresno Plan Amendment/Rezone Application No. P22-00501 and related changes (Brenda Thomas) [ACTION]

Brenda Thomas Reported on this item. Robert Mitchell, owner of 2626 West Alluvial Avenue, Fresno, CA, filed a vesting tentative tract map to convert an existing racquet club and parking lot into a private gated subdivision with private streets. The subject property is located in Zone 6 of Sierra Sky Park Airport on the north side of West Alluvial Avenue between North VanNess and North Marks Avenues. (Attached was a Map of the location) The existing parcel was 11.80 acres. Approximately 6.12 acres would be developed as a 25-lot single-family residential subdivision. Approximately 5.68 acres would remain for the existing clubhouse. The project proposed to demolish 14 of the existing tennis courts and a portion of the existing parking lot was to be developed as 25 single family residential lots.

To accomplish this, the City of Fresno requested approval of Plan Amendment/Rezone Application No. P22-00501 proposing to amend the Fresno General Plan from the Low Density Residential (1-3.5 Dwelling Units Per Acre) and Open Space – Commercial Recreational land uses to Medium Low Density Residential (3.5-6 Dwelling Units Per Acre), and the Official Zone Map from the RS-3 (Single Family Residential, Low Density) and PR (Parks and Recreation) zone districts to the RS-4 (Single Family Residential, Medium Low Density) zone district. The proposed project would be consistent with uses allowed within this zoning district.

Planned Development Permit P22-02227 proposed a private gated subdivision, with private roads, and no sidewalk. The maximum permitted building height in the RS-4 zone district is 35 feet, and the proposed planned development does not propose to modify the maximum height limit within the subdivision. A Mitigated Negative Declaration is being prepared for the project.

The project does sit within the Vulnerable Occupants Review Area or Sierra Sky Park Airport's Noise Contours. Safety Zone 6 places no limits on residential development.

A Motion was made by Commissioner Martinez and seconded by Commissioner Bartel to approve a Conditional Finding of Consistency for Plan Amendment/Rezone Application No. P22-00501 and Planned Development Permit P22-02227 for construction of a private, gated subdivision in Zone 6 of the Sierra Sky Park Airport. The finding conditions include receiving clearance from the FAA after filing a Form 7460 for a finding of No Hazard. A vote was called for and the motion carried.

D. City of Fresno Plan Amendment/Rezone Application No. P24-00589 (Jennifer Rodriguez) [ACTION]

Jennifer Rodriguez reported on this item. The City of Fresno had requested authorization of Plan Amendment/Rezone Application (PA/RZ) No. P24-00589.

PA/RZ No. P24-00589 applied to two adjoining parcels (APNs 494-291-05 & 10) approximately ±2.26 acres (total) in area. The parcels were located at the northwest corner of East McKinley and North Fine Avenues. APN 494-291-10 was approximately ±1.57 acres and currently developed with an existing multi-tenant commercial office building (occupied). The second parcel APN 494-291-05 was approximately ±0.69 acres and partially developed with parking, landscaping, and off-site improvements. This parcel also included an approximately ±0.21-acre undeveloped building pad.

Both parcels were currently planned and zoned for Employment – Light Industrial and located within the McLane Community Plan area. The Plan Amendment proposes to amend the Fresno General Plan and McLane Community Plan Map to change the planned land-use designations for the subject properties from Employment-Light Industrial to Commercial-Community. The Rezone Application proposes to amend the Official Zoning map of the City of Fresno to rezone the subject properties from Light Industrial zone district to Community Commercial zone district, in accordance with the Plan Amendment Application.

The project site was located within Safety Zone 6 – Traffic Pattern Zone (TPZ) of Fresno Yosemite International Airport, as was depicted on the attached Safety Zone Map. 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.

The project did not sit within the Future Noise Contours for the Fresno Yosemite International Airport. No physical developments were being proposed and no projects had been identified, however, future developments on the project site would be subject to review by the ALUC.

A motion was made by Commissioner Zieba and seconded by Commissioner Bartel to approve a Finding of Consistency for Plan Amendment/Rezone Application No. P24-00589. A vote was called for and the motion carried.

3. **Other Business**

A. **Items From Members**

B. **Items From Staff**

2024 meeting dates

- June 3
- August 5
- October 7
- December 2

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

5. **Adjourn**

A Motion was made by Commissioner Krikorian and seconded by Commissioner Bartel to adjourn the meeting at 2:31 p.m. A vote was called for and the motion carried.