

FRESNO COUNTY AIRPORT LAND USE COMMISSION Special Meeting Action Summary

Date: Thursday, October 4, 2021
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 2:06 p.m.

A. Pledge of Allegiance

B. Roll Call

PRESENT: **Commissioners:** Bill Darnell, Ron Duarte
Proxies: Mark Davis, Ari Martinez

ABSENT: **Commissioners:** Sal Quintero, Nathan Magsig, Ray Remy, Bob Beck
Proxies: Dwight Kroll, Mary Fast, John Krikorian

OTHERS ATTENDING:

Brenda Veenendaal, Fresno COG
Stephanie Maxwell, Fresno COG
Lindsay Beavers, Legal Counsel
Braden Duran, Fresno COG
Kory Lewis, Coffman Associates

2. Action/Discussion Items

A. Action Summary of March 8, 2021 ALUC Meeting

Approve, or approve with edits, the March 8, 2021 Fresno County Airport Land Use Commission Action Summary.

B. Action Summary of August 23, 2021 ALUC Special Meeting

Approve, or approve with edits, the August 23, 2021 Fresno County Airport Land Use Commission Action Summary.

A motion was made by Commissioner Duarte and second by Commissioner Darnell to table Item's A & B till the next meeting. A vote was called for and the motion carried.

C. City of Fresno Text Amendment Application No. P21-05185 [Brenda Veenendaal]

Brenda Veenendaal reported on this item. The City of Fresno had filed Text Amendment Application No. P21-05185 to modify use regulations for alcohol sales for off-site consumption within the City of Fresno boundaries. Text Amendment Application No. P21-05185, as initiated by the Fresno City Council pursuant to Resolution No. 2021-162 (attached), 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 existing establishments seeking to relocate by allowing an additional exception to the Location Restrictions and an exemption to the Cancel & Transfer Provisions.

Though the City of Fresno has requested this item be submitted for a Finding of Consistency, the attached summary does not make any clear nexus to an Airport Influence Areas within Fresno County.

A motion was made by Commissioner Darnell and seconded by Commissioner Davis to approve a Finding of Consistency for City of Fresno's text amendment application no. P21-05185. A vote was called for and the motion carried.

D. City of Fresno Plan Amendment and Rezone Application P19-05889 and Related Development Permit Application P20-01559 – Azzoro Senior Apartments (Braden Duran)

Braden Duran reported on this item. The City of Fresno, on behalf of Justin Padron of SER-Jobs for Progress Inc., had filed these amendments and permits pertaining to a total of ±4.83 acres of land located on the northwestern corner of East Tulare Ave and North Helm Ave in the City of Fresno.

Plan Amendment Application No. P19-05889 proposed to amend the Fresno General Plan and Roosevelt Community Plan to change the planned land use designations for the subject property from Residential – Medium Low Density (±4.83 acres) to Residential – Urban Neighborhood (±4.83 acres).

The rezone application component proposed to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the RS-4 (*Residential Single Family, Medium Low Density*) zone district to the RM-2 (*Residential Multi-Family, Urban Neighborhood*) zone district.

Related Development Permit Application No. P20-05889 requested authorization to construct a multifamily housing development comprised of 112 affordable housing units for seniors. The 112 units were to be distributed among nine (9) two-story and ten (10) single-story residential buildings. Each unit were comprised of one (1) bedroom and one (1) bathroom. The development also included an office/club house with community hall/banquet room, exercise room, and laundry facilities. Additional on and off-site improvements to be provided include security fences and gates; tenant and guest parking; landscaping; and curbs, gutters, and sidewalks. An Initial Study/Mitigated Negative Declaration were prepared for this project and were required adoption with project approval.

The site was located within Zone 6, the Traffic Pattern Zone (TPZ), of the Fresno Yosemite International Airport. Specific site location in the TPZ was shown in the safety zone map included in the 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 included outdoor stadiums or other high intensity uses, as well as hazards to flight. The proposed maximum height of any structure was under 28 feet. This proposed height required an airspace analysis under Part 77 from the FAA, with approval via a Form 7460-2 filed and was currently under review.

The site did not fall in any airport noise contours.

A motion was made by Commissioner Davis and seconded by Commissioner Martinez to approve a Conditional Finding of Consistency for the City of Fresno Plan Amendment and Rezone Application P19-05889 and Related Development Permit Application P20-01559. A vote was called for and the motion carried.

E. City of Fresno Plan Amendment and Rezone Application P20-04209 and Related Development Permit Application P20-04211– Busseto Foods (Braden Duran)

Braden Duran reported on this item. The City of Fresno, on behalf of Armen Devejian of Associated Design & Engineering, Inc. and Busseto Foods, had filed these amendments and permits pertaining to a total of ±18.9 acres of land located on the southeastern corner of West Church Ave and South West Ave in the City of Fresno.

Plan Amendment Application No. P20-04209 proposed to amend the

Fresno General Plan and Southwest Fresno Specific Plan to change the planned land use designations for the subject property from Residential – Medium Density to Employment – Light Industrial.

The rezone application component proposed to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the RS-5/UGM (*Residential Single Family, Medium Density/Urban Growth Management*) zone district to the IL (*Light Industrial/Urban Growth Management*) zone district.

Related Development Permit Application No. P20-04211 requested authorization to construct a state of the art 475,000 square-foot food production and distribution facility that allowed Busseto Foods to consolidate all Fresno based facilities and operations under one roof. The project proposed on and off-site improvements including but not limited to curbs, gutters, and sidewalks; landscaping; and guest, employee, and truck parking. An Initial Study/Mitigated Negative Declaration had been prepared for this project and required an adoption with project approval. The approved project was subject to compliance with Conditions of Approval. In addition, approval of the subject Plan Amendment/Rezone Application No. P20-04209 shall comply with SB 330, commonly referred to as the Housing Crisis Act of 2019.

The site was located within Zone 6, the Traffic Pattern Zone (TPZ), of the Fresno Chandler Executive Airport. Specific site location in the TPZ was shown in the safety zone map included in the packet. The ALUCP restrictions on density and open land for the TPZ were not expected to be an issue for this project. Other prohibited land uses in the TPZ included outdoor stadiums or other high intensity uses, as well as hazards to flight. The proposed maximum height of any structure is about 42 feet. This proposed height required an airspace analysis under Part 77 from the FAA, with approval via a Form 7460-2 filed and was currently under review.

The site did not fall in any airport noise contours.

A motion was made by Commissioner Darnell and seconded by Commissioner Martinez to approve a Conditional Finding of Consistency for the City of Fresno Plan Amendment and Rezone Application P20-04209 and Related Development Permit Application P20-04211. A vote was called for and the motion carried.

F. ALUCP Amendment Update (Brenda Veenendaal)

Kory Lewis provided a verbal update to the Commission on ALUCP amendment progress.

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.

None

4. **Other Business**

A. **Items from Members**

None

B. **Items from Staff**

1. Upcoming meetings (regular schedule)

- December 6, 2021
- February 7, 2021

A Motion was made by Commissioner Darnell and seconded by Commissioner Davis to adjourn the meeting at 2:57pm. A vote was called for and the motion carried.