

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

**Date:** Monday, October 6, 2025  
**Time:** 2:00 p.m.  
**Place:** COG Sequoia Conference Room  
2035 Tulare St., Suite 201, Fresno, CA

### **I. 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, John Krikorian, Alma Beltran  
**Proxies:** Nicole Zieba, Dwight Kroll, Ulysses Chiati

**ABSENT:** **Commissioners:** Nathan Magsig, Mark Davis, Ray Remy, Luis Chavez  
**Proxies:**

#### **OTHERS ATTENDING:**

Brenda Thomas, Fresno COG  
Alison Samarin, Legal Counsel  
Rachel Hellett, Fresno COG  
Julie Saldivar, Fresno COG

### **II. Action/Discussion Items**

#### **A. June 2, 2025, ALUC Action Summary**

A motion was made by Commissioner Krikorian and seconded by Commissioner Zieba to approve June 2, 2025, Fresno County Airport Land Use Commission Action Summary. A vote was called for and the motion carried.

**B. City of Fresno - Tower District Specific Plan, EIR, and Design Standards and Guidelines (Brenda Thomas) [ACTION]**

Brenda Thomas reported on this item. The City of Fresno is developing the Tower District Specific Plan, Environmental Impact Report, and Design Standards and Guidelines for an 1,869-acre area north of Downtown Fresno. Within the Fresno-Chandler Executive Airport's Influence Area (Zone 6), three properties are proposed for rezoning to support mixed-use development, consistent with Specific Plan Policy 2.1. Height changes are minimal, with only one property increasing by 5 feet, and residential density remains limited due to height constraints. Overlay districts, including the Apartment House and Entertainment Overlays, will extend into the Airport Influence Area but will not alter height or density allowances. Zone 6 permits unlimited dwelling units per acre and only requires airspace review for structures over 100 feet. Prohibited uses include stadiums, wildlife attractants, and other hazards to flight. The affected properties are outside the airport's noise contours, and an airport disclosure notice will be required.

**Action:** A motion was made by Commissioner Duarte and seconded by Commissioner Beltran to approve a Finding of Consistency for the Tower District Specific Plan, EIR, and Design Standards and Guidelines. A vote was called for and the motion carried.

**C. Herndon & Brawley Proposed Site (Brenda Thomas) [INFORMATION]**

Brenda Thomas reported on this item. Property purchased by Dr. Lakhij Sandhu which is 15.53 acres located at the intersection of Herndon & Brawley near the Sierra Sky Park Airport. This parcel includes 3.87 acres within Safety Zone 1 – Runway Protection Zone, 7.4 acres in Safety Zone 2 – Inner A D Zone, and 2.9 acres in Safety Zone 3 – Inner T Z. See the attached site plan with safety zone overlays.

The property owner is in discussions with a prospective tenant, and their representatives have submitted the project's site plan for the Airport Land Use Commission's review and feedback, prior to the project progressing further.

The discussion addressed flexibility in site planning, including the possibility of relocating or reorienting buildings and adjusting parking to improve layout and compliance. Commissioners suggested moving certain structures, such as Buildings A and B, and eliminating the east-west road to create more open space. The team expressed willingness to make changes and emphasized the importance of visibility for retail tenants. Safety considerations, including lighting orientation and accident analysis near the airport approach zones, were also discussed. The northwest building is proposed for retail use, and open space calculations were clarified to include roadways. Overall, the project remains preliminary, with further analysis and collaboration with staff and the HOA are planned before finalizing the site plan.

**Action:** This is an information item. No action is needed from the ALUC Committee.

**D. U-Haul Business Park Facility – Request for ALUC Finding of Consistency (Rachel Hellett) [ACTION]**

Rachel Hellett reported on this item. The proposed development consists of three structures: a four-story, 39,038 sq. ft. self-storage building with retail space (±50' tall), a one-story, 26,003 sq. ft. warehouse-style storage building (±46' tall), and a one-story, 20,863 sq. ft. vehicle maintenance building (±25' tall), along with associated site improvements such as parking, landscaping, and infrastructure upgrades. The site lies within Fresno Yosemite International Airport's Influence Area, specifically Safety Zones 4 and 6. Portions of the project may fall within Zone 4, where hazardous uses like fuel stations are prohibited, and lighting must be directed downward to avoid aviation hazards. Zone 6 also requires downward-directed lighting and an Airport Disclosure Notice. The project complies with intensity and open land requirements for both zones. Although the site is within the airport's 60 dB CNEL noise contour, the proposed commercial use is permissible under current regulations. Steve Martinez from the City of Fresno Planning and Development Department, who is overseeing the project, was present to answer questions.

**Action:** A motion was made by Commissioner Krikorian and seconded by Commissioner Beltran to approve a Finding of Consistency for Annexation Application No. P25-02062, Pre-zone Application No. P25-02287, and Development Permit Application No. P25-02286, subject to compliance with airport compatibility policies and height/airspace review requirements. A vote was called for and the motion carried.

**III. Other Business**

**A. Items from Members**

**B. Items from Staff**

1. Upcoming meeting dates:

- December 1, 2025

2. Measure C Renewal Update

Brenda Thomas reports that the steering committee has been progressing well since discussions and presentations began in April. They recently held their first vote and will continue working on determining category percentages. Reports on regional projects are requested, and once percentages are finalized, a recommendation will be made to the FCOG Board, followed by implementation guidelines expected in November.

Commissioner Beltran emphasized ignoring negativity, staying focused on staff presentations, and supporting a single unified measure rather than dividing

efforts. She expressed confidence that, although challenging, FCOG staff can achieve this goal.

#### **IV. Adjourn**

A motion was made by commissioner Krikorian and seconded by commissioner Beltran to adjourn the meeting at 2:47 pm. A vote was called for and the motion carried.