

## FRESNO COUNTY AIRPORT LAND USE COMMISSION Action Summary

**Date:** Monday, June 17, 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 2:00 p.m.

#### A. **Pledge of Allegiance**

#### B. **Roll Call**

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

**ABSENT:** **Commissioners:** Sal Quintero, Nathan  
**Proxies:** Ray Remy, Ulysses Chiati

#### **OTHERS ATTENDING:**

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

### 2. **Action/Discussion Items**

#### A. **April 8, 2024, ALUC Action Summary**

A motion was made by Commissioner Martinez and seconded by Commissioner Krikorian to approve the April 8, 2024, Fresno County Airport Land Use Commission Action Summary. A vote was called for and the motion was carried with two abstentions from Commissioner Davis and commissioner Kroll.

#### B. **City of Fresno Plan Amendment/Rezone and Planned Development Permit (Brenda Thomas)** **[ACTION]**

Brenda Thomas reported on this item. The City of Fresno received a Vesting Tentative Tract Map from a representative of Wilson Homes pertaining to approximately 28.6 acres of property located at the northeast corner of the East McKinley Avenue Alignment and North Armstrong Avenue. The project proposed the development of 326 single-family residential lots within a gated subdivision with private streets.

The City of Fresno's Plan Amendment/Rezone Application No. P22-00388 was proposed to amend the Fresno General Plan from the Low Density Residential (1-3.5 Dwelling Units Per Acre) land use to Medium Density Residential (5-12 Dwelling Units Per Acre), and the Official Zone Map from the RS-3 (Single Family Residential, Low Density) zone districts to the RS-5 (Single Family Residential, Medium

Density) zone district. The proposed project was developed at approximately 11.4 dwelling units per acre and was consistent with uses allowed within this zoning district.

Planned Development Permit P22-00387 proposed a private gated subdivision with modified development standards, private streets, and open space/recreational facilities within the community. The maximum permitted building height in the RS-5 zone district is 35 feet, and the proposed planned development does not propose to modify the maximum height limit within the subdivision. An Environmental Impact Report is being prepared for the project.

The subject property was located within the Fresno Yosemite International Traffic Pattern Zone which had no limits on dwelling units per acre. The only prohibited use for residential projects was hazards to flight which is defined as:

- Physical (e.g. tall objects), visual, and electronic forms of interference with the safety of aircraft operations
- Land use development, such as golf courses and certain types of crops, as outlined in FAA's Advisory Circular 150/5200-33B
- Hazardous Wildlife Attractants on or Near Airports, that may cause the attraction of birds to increase is also prohibited

The open land requirement was 10%. Open land requirements were intended to be applied with respect to an entire zone. This was typically accomplished as part of a community general plan or a specific plan but may also apply to large (10 acres or more) development projects.

The subject property does not sit within Fresno Yosemite International Airport's noise contours. An airport disclosure notice was required.

A motion was made by Commissioner Kroll and seconded by Commissioner Davis to approve a Finding of Consistency for Plan Amendment/Rezone Application No. P22-00388 and Planned Development Permit P22-00387. A vote was called for and the motion carried.

### **3. Other Business**

#### **A. Items From Members**

None

#### **B. Items From Staff**

1. Remaining 2024 meeting dates:

- August 5
- October
- December

2. Member replacement and proxy's

Brenda Thomas informed the Commissioners that Jon Bartel had left The ALUC and asked the Commissioners if they knew anyone that would like to replace him and join the ALUC.

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 Kroll to adjourn the meeting at 2:14 p.m. A vote was called for and the motion carried.