

FRESNO COUNTY AIRPORT LAND USE COMMISSION Action Summary

Date: Monday, October 7, 2019
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 2:01 p.m. Commissioner Kroll was asked by Commissioner Yrigollen to lead the flag salute.

ROLL CALL

PRESENT: **Commissioners:** Ray Remy, Daniel Yrigollen, Bill Darnell, Bob Beck
Proxies: Steve Rapada, Dwight Kroll

ABSENT: **Commissioners:** Sal Quintero, Nathan Magsig, Ron Duarte
Proxies: Dan Card, Mark Davis

OTHERS ATTENDING:

Brenda Veenendaal, Fresno COG
Braden Duran, Fresno COG Staff
Stephanie Maxwell, Fresno COG Staff
Dirk Poeschel, Dirk Poeschel Land
Development Services
Lindsay Beavers, Fresno County Counsel

Teri Deutsch, Public
Paul Deutsch, Public
Kirk Blank, Public
Jay Virk, City of Clovis

2. Action/Discussion Items

A. Minutes/Action Summary of the September 9, 2019 ALUC Meeting (Brenda Veenendaal)

A motion was made by Commissioner Kroll and seconded by Commissioner Beck to approve the September 9, 2019 Fresno County Airport Land Use Commission Action Summary. A vote was called for and the motion carried.

B. City of Clovis - Willow Ave Hotel Proposal (Braden Duran)

Braden Duran reported on this item. Conditional Use Permit Application number CUP2019-008, filed by developer Jay Virk to the City of Clovis, proposes the development of a parcel of land located at 2355 Willow Ave in the City of Clovis.

The proposed plan pertains to the ±2.52 acres of vacant property located at 2355 Willow Ave, located just south of the Willow Ave and Shaw Ave intersection in the City of Clovis. The plan was to build a new three-story, 90-room hotel, with guest and employee on-site parking. The hotel brand/franchise is currently undecided. The property was currently zoned CP (professional office). The proposed maximum height of the hotel is 50 ft. Documents provided to staff note that the proposed hotel would be constructed as an interior corridor structure with rooms accessible from only the interior of the building, reducing the potential for noise impacts to the surrounding areas, and that the hotel was expected to employ an estimated 30 employees. A total of 115 parking stalls, including accessible spaces, would be provided,

which meets City requirements. The hotel and parking lot grounds will also be landscaped to provide aesthetic beauty and shaded areas. The City is expecting to draft and file a categorical exemption for this project to satisfy CEQA Guidelines.

The site is located within Zone 6, the Traffic Pattern Zone (TPZ), of the Fresno Yosemite International Airport. Specific site location in the TPZ is shown in the safety zone map that was included as an attachment. 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 the tower is 50 feet. This proposed height does require a “determination of no hazard to air navigation” by the FAA, and staff has been provided with documentation showing that the project has filed with the FAA.

The project falls outside of any noise contours and is therefore not subject to any restrictions.

Jay Virk was present to answer questions.

Commissioner Kroll recused himself from voting on this item.

A motion was made by Commissioner Rapada and seconded by Commissioner Beck to approve a Conditional Finding of Consistency for Conditional Use Permit Application number CUP2019-008. A vote was called for and the motion carried.

C. City of Fresno Vesting Tentative Tract Map Numbers 6201 and 6235 (Brenda Veenendaal)

Brenda Veenendaal reported on this item. Harbour & Associates, on behalf of Tri-Wilson L.P., had filed Rezone Application No. P19-00801, Annexation Application No. P19-00843, Planned Development Permit Application No. P19-00846, and Vesting Tentative Tract Map Nos. 6201 and 6235 pertaining to a total ±125 acres of property located on the east side of North Armstrong Avenue between East Clinton and East Olive Avenues.

Rezone Application No. P19-00801 proposed to amend the Official Zoning Map of the City of Fresno to pre-zone the subject property from the Fresno County AE-20 (Exclusive 20-acre Agricultural District) to the City of Fresno RS-3/UGM/ANX (Residential Single Family, Low Density / Urban Growth Management / Annexed Rural Residential Transitional Overlay) & RS-5/UGM/ANX (Residential Single Family, Medium Density / Urban Growth Management / Annexed Rural Residential Transitional Overlay) zone districts in accordance with the Fresno General Plan.

Annexation Application No. P19-00843 had been filed requesting authorization to initiate annexation proceedings for the McKinley-Armstrong No. 2 Reorganization proposing incorporation of the subject property within the City of Fresno; and, detachment from the Kings River Conservation District and Fresno County Fire Protection District (these actions are under the jurisdiction of the Fresno Local Area Formation Commission [LAFCO]).

Rezone Application No. P19-00801 and Annexation Application No. P19-00843 have been filed to facilitate subdivision and development of a ±58.41 net acre portion of the subject property pursuant to Vesting Tentative Tract Map Nos. 6201 & 6235 and Planned Development Permit Application No. P19-00846.

Vesting Tentative Tract Map Nos. 6201 proposes to subdivide a ±39.51 net acre portion of the subject property located on the east side of North Armstrong Avenue between the East McKinley Avenue alignment and East Floradora Avenue for purposes of creating 257 single family residential lots. Vesting Tentative Tract Map Nos. 6235 proposes to subdivide a ±18.90 net acre portion of the subject property located on the east side of North Armstrong Avenue between East Floradora and East Olive Avenues for purposes of creating 122 single family residential lots.

Planned Development Permit Application No. P19-00846 has been filed for purposes of authorizing customized development standards and a density transfer for and between Vesting Tentative Tract Map Nos. 6201 and 6235. Customized development standards may include, but not be limited to,

modifications to minimum lot size and dimension requirements, reductions to building setback requirements, and increases in lot coverage allowances. The planned development will also allow for a density transfer between the two tentative maps in accordance with Section 15-310-C of the Fresno Municipal Code; resulting in an overall density of approximately 6.50 dwelling units per acre. The project will also require dedications and/or acquisitions for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno in order to facilitate the future proposed development of the subject property.

The project is located within Safety Zone 6, the Traffic Pattern Zone (TPZ) of Fresno Yosemite International Airport. Zone 6 does not put a limit on dwelling units per acre. Required open land is 10%. An airport disclosure notice is required, and the city has filed a FAA Finding of No Hazard to Air Navigation. The property does not sit within an airport noise contour.

Kirk Blank Believed there would be issues and concerns, he also felt that the run way needed to be longer because when the houses are built up to the fence there is no place to land in case of an emergency. Mr. Kroll asked if Mr. Blank was speaking on behalf of the FAA. Mr. Blank said he was not.

Teri Deutsch spoke to the ALUC regarding current airplane landing noise and said that the area is not feasible for houses to be built.

Dirk Poeschel said that the area was certified and the project is consistent with the City of Fresno's plans. He supports staff's recommendation to approve the motion.

Paul Deutsch commented that he was against and further extension of the runway.

Commissioner Yrigollen said that the commission analyzed the project based upon ALUCP requirements. They did not see an issue with the application.

Commissioner Kroll also commented that the application was compatible with the Airport Land Use Plan.

Commissioner Rapada also said it was compatible.

A motion was made by Commissioner Rapada and seconded by Commissioner Remy to approve a Finding of Consistency for REZONE APPLICATION NO. P19-00801; ANNEXATION APPLICATION NO. P19-00843; PLANNED DEVELOPMENT PERMIT APPLICATION NO. P1-00846; VESTING TENTATIVE TRACT MAP NOS. 6201 & 6235. A vote was called for and the motion carried.

D. Fresno City Council Resolution for ALUCP Overrule Resolution (Brenda Veenendaal)

Brenda Veenendaal reported on this item. As the Commissioners were aware, the City of Fresno held a public hearing on September 19, 2019 regarding their proposed text amendment to show consistency with the ALUCP. Following the public hearing the City Council adopted the attached resolution to overrule the ALUC's May 13, 2019 inconsistency determination and find the City's land use plans and regulations, including their proposed text amendment, are consistent with Fresno County ALUCP.

This was an Information Item.

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 2, 2019
- February 3, 2020

Brenda Veenendaal also requested that the board consider holding a special meeting prior to the next regularly scheduled meeting to further discuss the Brighton Academy project. The ALUC members agreed to do so.

5. ADJOURN

A motion was made by Commissioner Beck and seconded by Commissioner Rapada to adjourn the ALUC meeting. A vote was called for and the motion carried.

Adjourned @ 2:49 pm.