

Regular Meeting Agenda Item 2C

Monday, February 07, 2011

SUBJECT: A request by the City of Fresno for the Fresno County ALUC to review the City of Fresno's Fresno Yosemite international Airport Compatibility Land Use Plan, which is an amendment to the existing specific plan; the FYI Airport and Environs Plan, 1997.

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RECOMMENDATION:

After review of this document Staff finding is that the ALUC should be aware of the policies and procedures outlined in this document:

The City of Fresno CLUP is consistent with the ALUC recently adopted Fresno County CLUP, but not identical as it acts as a guiding document for City Planning Staff to address issues particular to the city's planning activities and procedures. The following is a summary of some of the key items in this document pertaining to the ALUC.

- Chapter 5 – pages 9-11, City of Fresno CLUP Amendment 2010.

5.1

- o Directs City Planning Staff to refer to the Airport Influence Area (AIA) Map, Figure 4.5 in both City of Fresno and Fresno County CLUPs when determining whether a property should be submitted for review by ALUC.
- o Describes the types of local actions that do not require ALUC review, such as Conditional Use Permits and Site Plan Reviews; Variances, and Subdivision or Parcel Maps.

5.2

- o Describes the types of local actions which if within the AIA, would require consistency with Airport Land Use Compatibility Plan Policies, such as Rezoning Applications, Conditional Use Permits and Site Plan Reviews;

Variances, and Subdivision or Parcel Maps.

- o Further describes interpretation guidelines, such as partial inclusion of a parcel which makes that entire parcel subject to the AIA review area; and that the Director of the Development and Resource Management Department (AKA Planning Staff), makes a final determination in the event there is a location discrepancy of the parcel in relation to the AIA.

5.3

- o Refers to a Fresno County Airport Land Use Commission Application Review Form (City of Fresno internal form) as the standard for submittal to ALUC of a project for review.

5.4

Directs staff to submit a project for review by ALUC promptly, and recommends turnaround time for ALUC response within 60 days of project review submittal to ALUC.

5.5

- o Describes the ALUC action choices on a land use plan or project being submitted for review, as consistent, inconsistent or consistent with conditions, which should be clearly stated to allow for compliance.
- o Describes the process for overruling an ALUC action choice on a land use plan or project being submitted for review, through all three mandatory steps:
 - Public Hearing
 - Making of specific finding of consistency with ALUC statute(s)
 - Approval of proposed action by two-thirds vote of City of Fresno Governing Body.

- Chapter 6 – pages 11-12, City of Fresno CLUP Amendment 2010.

Describes the amendment as being consistent with the Airport Master Plan and adopted Fresno County Airport CLUP, and that it does not change the 2025 Fresno General Plan land use designations or the community plans, redevelopment plans or zoning within the scope of plan area, and compliance with Caltrans Handbook 2002 standards, and California State Law.