



PLANNING COMMISSION AGENDA

Room 301, Hall of Records
2281 Tulare Street
Northwest Corner of Tulare & M
Fresno, CA 93721-2198

Contact: Planning Commission Clerk
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Web Site: <https://www.fresnocountyca.gov/PlanningCommission>

AGENDA November 16, 2023

PROGRAM ACCESSIBILITY AND ACCOMMODATIONS: The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-4230 or at jpotthast@fresnocountyca.gov. Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

8:45 a.m. - CALL TO ORDER

INTRODUCTION

Explanation of the REGULAR AGENDA process and mandatory procedural requirements. Staff Reports are available on the table near the room entrance. Reports and presentations are also available on the County Website at: <https://www.fresnocountyca.gov/PlanningCommission>.

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT AGENDA

Items listed under the Consent Agenda are considered to be routine in nature and not likely to require discussion. Prior to action by the Commission, the public will be given an opportunity to comment on any consent item. The Commission may remove any item from the Consent Agenda for discussion.

There are no consent agenda items for this hearing.

REGULAR AGENDA

1. **PUBLIC PRESENTATIONS** (This portion of the meeting is reserved for persons desiring to address the Planning Commission on any matter within the Commission's jurisdiction and not on this Agenda.)

2. **UNCLASSIFIED CONDITIONAL USE PERMIT NO. 3769** and **INITIAL STUDY NO. 8429** filed by **LEESA GENDEL, SAC WIRELESS** proposing to allow an unmanned freestanding 80-foot tall monopine style co-locatable wireless telecommunications facility on an 8.58-acre parcel within the R-E (Recreational) Zone District. The subject parcel is located on the southwest corner of E. Nares Ave. and S. Pico Ave., within the Unincorporated Community of Laton (APN: 057-090-34) (6345 Nares Ave.) (Sup. Dist. 4).

-Contact Person Elliot Racusin (559) 600-4245 Email: eracusin@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

3. **AMENDMENT TO TEXT APPLICATION NO. 384** filed by **THE COUNTY OF FRESNO** proposing to Amend section 855-P of the Fresno County Zoning Ordinance to provide a 25% Local Density Bonus for affordable housing developments with at least 50% lower income units.

-Contact Person Derek Chambers (559) 600-2753 Email: dchambers@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

4. **GENERAL PLAN AMENDMENT NO. 570** and **AMENDMENT APPLICATION NO. 3860** filed by **THE COUNTY OF FRESNO** proposing to Amend the Medium High Density Residential land use designation in the County-adopted Bullard, Caruthers, Clovis, Del Rey, Fresno High-Roeding, and Riverdale Community Plans to allow a density of up to 20 dwelling units per acre as is implemented in the County General Plan's Medium High Density Residential land use designation outside said Community Plans by the approval of General Plan Amendment No. 563 on November 24, 2020; and

Amend the County-adopted Del Rey Community Plan to expand the Plan boundary to encompass an 18-acre parcel identified as APN 350-080-68T; and

Amend the County-adopted Bullard, Caruthers, Clovis, Del Rey, Fresno High-Roeding, and Riverdale Community Plans to re-designate seven specified parcels as Medium High Density Residential; and

Rezone, of the seven specified parcels within the aforementioned Community Plans, four parcels from District Two and District Four to the R-2 (Low Density Multiple Family Residential) Zone District, two parcels from District One, District Four, and District Five to the R-3 (Medium Density Multiple Family Residential) Zone District, and separate portions of the remaining parcel from District Four to the R-3 and R-1 (Single Family Residential) Zone Districts.

These modifications are submitted to address the Sixth Cycle Housing Element Regional Housing Needs Allocation (RHNA) obligation for the unincorporated County.

-Contact Person Derek Chambers (559) 600-2753 Email: dchambers@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

5. **INFORMATION/DISCUSSION ITEM:**

Report from staff on prior Agenda Items, status of upcoming Agenda, and miscellaneous matters.

-Contact person, David Randall (559) 600-4052, email: drandall@fresnocountyca.gov