



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>

Action Summary December 14, 2023

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

PRESENT: Commissioners Abrahamian, Carver, Hill, Quist, and Zante

ABSENT: Commissioners Arabian, Chatha, and Woolf

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.)

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2. **ACTION: DENIED WITHOUT PREJUDICE**

UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3751 and INITIAL STUDY NO. 8286 filed by **CV ALLIANCE, LLC** proposing to allow a high intensity park with related improvement for weddings, receptions, birthdays, anniversaries, and similar special outdoor events appropriate and incidental to parks on an approximately 3.3-acre portion of a 17.65-acre parcel in the RR (Rural Residential) Zone District. The subject parcel is located on the north side of Shields Avenue, approximately 642 feet east of N. Bryan Avenue, and 1,322 feet west of the City of Fresno (APN: 512-160-20) (6338 W. Shields Avenue) (Sup. Dist. 1).

-Contact Person Ejaz Ahmad (559) 600-4204 Email: eahmad@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

3. ACTION: **DENIED**

VARIANCE APPLICATION NO. 4153 and **ENVIRONMENTAL REVIEW NO. 8430** filed by **JAMES MAXEY, CEO** proposing to Allow for the creation of two substandard parcels, a 7.64-acre parcel, and a 13.87-acre parcel from an existing 21.51-acre parcel and waive development standards to allow for 12 foot side yard setbacks where 20 foot side yard setbacks is required within the AE-20 (Exclusive Agricultural, 20-acre minimum) Zone District. The Property owner is pursuing the subdivision of land with the intention of selling the resulting newly created parcels of land for business purposes. If approved, mapping procedure to follow. The subject parcel is located on the north side of King Canyon Road, approximately 1.7-miles from the City of Sanger. (APN: 314-120-52) (10386 E. Kings Canyon Road) (Sup. Dist. 5).

-Contact Person Reymundo Peraza (559) 600-4224 Email: rperaza@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

4. ACTION: **APPROVED**

UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3775 filed by **H2B2 USA, LLC.** proposing to amend Unclassified Conditional Use Permit Nos. 3691 and 3760 to allow the installation and operation of two hydrogen fuel dispensers in conjunction with an approved hydrogen production facility, on an approximately 1.25-acre portion of a 324.66-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the south side of State Route 180 (W. Whitesbridge Avenue) approximately 1.5 miles west of its nearest intersection with South James Road and approximately 7.4 miles east of the nearest city limits of the City of Mendota (APN: 015-100-20S) (Sup. Dist. 1).

-Contact Person Jeremy Shaw (559) 600-4207 Email: jshaw@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

5. ACTION: **APPROVED**

VARIANCE APPLICATION NO. 4136 filed by **NENG VANE** and **BLIA VUE** proposing to allow for the reduction of the minimum parcel size requirement in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to allow creation of an 2.24-acre parcel, a 2.79 acre parcel, a 13.53-acre parcel, a 1.0-acre parcel and a 2.39-acre parcel from an existing 21.95-acre parcel; and waive the required 165 foot wide road frontage requirement for the 2.39 acre parcel, and the one-acre parcel in the AE-20 (Exclusive Agricultural) Zone District for parcels less than 5 acres in size. The subject parcel is located at the north side of McKinley Avenue, approximately 2.25 miles from the City of Fresno (APN: 309-210-48 and 309-210-47) (9522 and 9520 E. McKinley Avenue) (Sup. Dist. 5).

-Contact Person Jeremy Shaw (559) 600-4207 Email: jshaw@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

6. **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

DR:jp

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