



PLANNING COMMISSION AGENDA

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

Contact: Planning Commission Clerk
Phone: (559) 600-4230
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Web Site: <http://www.co.fresno.ca.us/PlanningCommission>

AGENDA March 09, 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: <http://www.co.fresno.ca.us/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.

1. **General Plan Conformity – Clovis Unified School District Proposed Terry Bradley Education Center support infrastructure site** proposing to acquire an approximately 15-acre portion of land from an existing 31.46-acre parcel, for the construction of support infrastructure, with related facilities including wastewater treatment, domestic water well, and solar for a proposed new education center site (to be located westerly adjacent), in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The proposed site is located on the east side of N. Highland Avenue, approximately 740 feet south of its

intersection with E. Shields Avenue, approximately one half-mile from the nearest city limits of the City of Clovis, and within the sphere of influence (SOI) of, and approximately one and one half-mile east of the nearest city limits of the City of Fresno (APN: 309-200-47) (2768 N. Highland Ave.) (Sup. Dist. 5).

-Contact Person David Randall (559) 600-4052 Email: drandall@fresnocountyca.gov

-Staff Report Included

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. **VARIANCE APPLICATION NO. 4143** filed by **PETER MOUA** proposing to allow the creation of a 5-acre parcel and a 13.61-acre parcel, from an existing 18.61-acre parcel, in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located at the northeast corner of Maple Avenue and South Avenue, approximately 2.6 miles west of the nearest city limits of the City of Fowler (APN: 335-110-48) (7870 S. Maple Ave.) (Sup. Dist. 5).

-Contact Person Elliot Racusin (559) 600-4525 Email: eracusin@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

3. **VARIANCE APPLICATION NO. 4144** and **ENVIRONMENTAL REVIEW NO. 8339** filed by **DAVID HARLER JR.** proposing to waive the minimum acreage and road frontage requirements to allow the creation of two 2.5-acre parcels from an existing five-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located southwest corner of E. Mountain View Avenue and S. Willow Avenue, approximately 5.60 miles west of the City of Selma (APN: 385-083-57S) (3463 E. Mountain View Ave.) (Sup. Dist. 4).

-Contact Person Elliot Racusin (559) 600-4525 Email: eracusin@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

4. **VARIANCE APPLICATION NO. 4145** and **ENVIRONMENTAL REVIEW NO. 8342** filed by **DAVID HARLER JR.** proposing to allow the creation of a 2-acre parcel from an existing 16.30-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located east side of S. Fowler Avenue, 615-feet south of E. Rose Avenue, approximately 2.60 miles west from the nearest city limits of the City of Selma (APN: 385-031-69) (11624 S. Fowler Ave.) (Sup. Dist. 4).

-Contact Person Elliot Racusin (559) 600-4525 Email: eracusin@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

5. **VARIANCE APPLICATION NO. 4146** and **ENVIRONMENTAL REVIEW NO. 8348** filed by **DALE MELL** proposing to allow the creation of three parcel (a 1.25-acre parcel, a 4.1-acre parcel, and a remaining 2.01-acre parcel) from an existing 9.86-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project is located on the east side of N. Locan Avenue, approximately 967-feet south of E. Shields Avenue,

adjacent to the city limits of the City of Fresno (APN: 310-260-37) (2744 N. Locan Ave.) (Sup. Dist. 5).

-Contact Person Elliot Racusin (559) 600-4525 Email: eracusin@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

6. **VARIANCE APPLICATION NO. 4147** and **ENVIRONMENTAL REVIEW NO. 8351** filed by **DALE MELL** proposing to allow for the reduction of required setback (leach field encroachment) and the creation of a 1.68-acre and a 37.3-acre parcel from an existing 38.98-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northwest corner of E. Huntsman and S. Porter Avenues approximately one half-mile north of the Tulare County line (APN: 373-151-09) (10401 S. Porter Ave.) (Sup. Dist. 4).

-Contact Person Elliot Racusin (559) 600-4525 Email: eracusin@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

7. **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

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