



# PLANNING COMMISSION AGENDA

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

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Web Site: <http://www.co.fresno.ca.us/PlanningCommission>

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## ACTION SUMMARY March 23, 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: <http://www.co.fresno.ca.us/PlanningCommission>.

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

**PRESENT:** Commissioners Abrahamian, Arabian, Carver, Chatha, Hill, and Zante

**ABSENT:** Commissioners Ewell 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.

#### **1. ACTION: APPROVED**

**TENTATIVE TRACT MAP NO. 6226 – TIME EXTENSION NO. 3** filed by **JEFFREY T. ROBERTS** proposing to grant a third, one-year time extension to exercise Tentative Tract Map No. 6226, which authorized a Planned Unit Development consisting of 80 single-family residential lots on a 25-acre portion of a 40-acre parcel in the R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District. The subject parcel is located within the Millerton New Town Specific Plan area, approximately 1,163 feet south of Millerton Road, and approximately 880 feet west of Marina Drive between approximately 2.2 miles east of the unincorporated community of Friant (APN: 300-542-12) (Sup. Dist. 5).

-Contact Person Alyce Alvarez (559) 600-9669 Email: [alyalvarez@fresnocountyca.gov](mailto:alyalvarez@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

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2. ACTION: **APPROVED**

**TENTATIVE TRACT MAP NO. 5430 – TIME EXTENSION NO. 4** filed by **JEFFREY T. ROBERTS** proposing to grant a fourth, one-year discretionary time extension to exercise Vesting Tentative Tract Map No. 5430, which authorizes the division of 179.57 acres into 561 residential lots in the R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) and R-1-C(c) (Single-Family Residential, 9,000 square-foot minimum parcel size, Conditional) Zone Districts. The subject property is located on the north side of Millerton Road between Winchell Cove Road and the Friant-Kern Canal, within the Millerton New Town Specific Plan area, approximately 1.8 miles east of the unincorporated community of Friant (APNs: 300-021-27S, 300-032-12S, 300-340-01S, 300-340-03S, 300-340-30S, 300-340-37S, 300-032-66S) (Sup. Dist. 5).

-Contact Person Alyce Alvarez (559) 600-9669 Email: [alyalvarez@fresnocountyca.gov](mailto:alyalvarez@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

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3. ACTION: **APPROVED**

**TENTATIVE TRACT MAP NO. 5393 – TIME EXTENSION NO. 3** filed by **JEFFREY T. ROBERTS** proposing to grant a third, one-year discretionary time extension to exercise Vesting Tentative Tract Map No. 5393, which authorizes a Planned Unit Development consisting of 275 single-family residential lots, two commercial lots, two undesignated lots, and other out lots on approximately 224-acres in the R-1-B(c) (Single-Family Residential, 12,500 square-foot minimum parcel size, Conditional), R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional), R-2(c) (Low Density Multiple-Family Residential, 6,600 square-foot minimum parcel size), C-M(c) (Commercial and Light Manufacturing), C-1(c) (Neighborhood Shopping Center), and R-E(c) (Recreational District, 2.0-acre minimum parcel size) Zone Districts. The subject property is located within the Millerton New Town Specific Plan, south of Millerton Road between the Brighton Crest Subdivision and the Friant Kern Canal, approximately 2.5 miles east of the unincorporated community of Friant (APN: 300-542-23, 26, and 35) (Sup. Dist. 5).

-Contact Person Alyce Alvarez (559) 600-9669 Email: [alyalvarez@fresnocountyca.gov](mailto:alyalvarez@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

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4. ACTION: **APPROVED**

**TENTATIVE TRACT MAP NO. 5771 – TIME EXTENSION NO. 4** filed by **JEFFREY T. ROBERTS** proposing to grant a fourth one-year discretionary time extension to exercise Tentative Tract Map No. 5771, which authorized a planned residential development consisting of 79 single-family residential lots and a 10.14-acre remainder lot totaling approximately 37.24 acres in the R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) and R-2(c) (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size, Conditional) Zone Districts. The subject property is located south of Marina Drive within the Millerton New Town Specific Plan area between the Brighton Crest Subdivision and the Friant-Kern Canal, approximately 2.5 miles east of the unincorporated community of Friant (APN: 300-542-19 & 21) (Sup. Dist. 5).

-Contact Person Alyce Alvarez (559) 600-9669 Email: [alyalvarez@fresnocountyca.gov](mailto:alyalvarez@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

5. ACTION: **APPROVED**

**TENTATIVE TRACT MAP NO. 5991 – TIME EXTENSION NO. 4** filed by **JEFFREY T. ROBERTS** proposing to grant a fourth one-year time extension to exercise Tentative Tract Map No. 5991, which authorized a 68-lot planned residential development in the R-1-C (Single-Family Residential, 9,000 square-foot minimum parcel size) Zone District. The subject property is located on the north side of Shaver Forest Road, approximately 530 feet northeast of its intersection with State Route 168 (Tollhouse Road), within the unincorporated community of Shaver Lake (APN: 130-031-39) (Sup. Dist. 5).

-Contact Person Alyce Alvarez (559) 600-9669 Email: [alyalvarez@fresnocountyca.gov](mailto:alyalvarez@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

**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. ACTION: **APPROVED**

**UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3742 and INITIAL STUDY NO. 8230** filed by **CES ELECTRON FARM ONE** proposing to allow the installation of a new solar facility with related equipment on a 40-acre parcel within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the west side of South Fairfax Ave. between West Panoche Ave. and West South Avenue (APN: 027-121-15S) (Section 17, Township 15s, Range 13e) (Sup. Dist. 1).

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

-Staff Report Included

-Individual Noticing

3. ACTION: **CANCELLED**

**VARIANCE APPLICATION NO. 4076 and INTIAL STUDY NO. 7677** filed by **KERRY GERDTS** proposing to allow creation of a substandard 3.56-acre parcel and a 23.95-acre parcel on an existing 27.51-acre parcel within the AL-10 and R-1-C (Residential Single-Family, 1-acre minimum parcel size) Zone District. The subject parcel is located on the south side of Rainbow Avenue, approximately 204 feet east of its nearest intersection with Roberber Avenue. The subject parcel is approximately .33 acres in size and is situated in the City of Sanger (APNs: 333-021-91 & 92) (746 S. Rainbow Ave.) (Sup. Dist. 5).

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

-Staff Report Included

-Individual Noticing

4. ACTION: **CANCELLED**

**AMENDMENT APPLICATION NO. 3845, SITE PLAN REVIEW APPLICATION NO. 8286, and INITIAL STUDY NO. 8042** filed by **GREENLAW PARTNERS** proposing to allow the rezone of a 38.86-acre parcel from the existing AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-20 (Medium Density Residential) Zone District and a 1.1-acre parcel currently zoned N-3. The subject parcels are located on the northwest corner of South Peach Avenue and American Avenue, approximately 0.6 miles southeast of the City limits of the City of Fresno (APNs: 331-110-19 & 23; 331-090-60) (4723, 4591 and 4445 S. Peach Avenue) (Sup. Dist. 4).

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

-Staff Report Included

-Individual Noticing

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5. ACTION: **TECHNICAL DENIAL**

**General Plan Conformity** – Clovis Unified School District Proposed Terry Bradley Education Center support infrastructure site filed by **CLOVIS UNIFIED SCHOOL DISTRICT** 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](mailto:drandall@fresnocountyca.gov)

-Staff Report Included

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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](mailto:drandall@fresnocountyca.gov)