



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 23, 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. **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

-Staff Report Included

-Individual Noticing

2. **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

-Staff Report Included

-Individual Noticing

3. **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

-Staff Report Included

-Individual Noticing

4. **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

-Staff Report Included

-Individual Noticing

5. **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

-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. **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

-Staff Report Included

-Individual Noticing

3. **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 from an existing 27.51-acre parcel that is dual zoned AL-20 and R-C-40 (Resource Conservation, 40-acre minimum parcel size). The subject parcel is located on the south side of Rainbow Avenue, approximately 1,204 feet west of its nearest intersection with Riverbend Avenue and is approximately 1.37 miles northeast of the nearest city limits of 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

-Staff Report Included

-Individual Noticing

4. **AMENDMENT APPLICATION NO. 3845, SITE PLAN REVIEW APPLICATION NO. 8286, and INITIAL STUDY NO. 8042** filed by **GREENLAW PARTNERS** proposing to allow the rezoning of a 38.96-acre parcel from the existing AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the M-1 (Heavy Industrial) Zone District and approve a site plan for the subject parcel and a parcel adjoining 33-acre parcel and a 1.1-acre parcel currently zoned M-1. The subject parcel is located on the northwest corner of South Peach Avenue and American Avenue approximately 0.66 mile 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

-Staff Report Included

-Individual Noticing

5. **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

-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

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