



# 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  
Email: [jpotthast@fresnocountyca.gov](mailto:jpotthast@fresnocountyca.gov)  
Call Toll Free: 1-800-742-1011 – Ext. 04230

Web Site: <https://www.fresnocountyca.gov/PlanningCommission>

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## ACTION SUMMARY January 25, 2024

### 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, Arabian, Carver, Chatha, Hill, Quist, Woolf, and Zante

**ABSENT:** None

#### 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: **APPROVED**  
  
**UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3709, VARIANCE APPLICATION NO. 4112, and ENVIRONMENTAL IMPACT REPORT NO. 8077** filed by **OPA PISTACHIOS** proposing to allow a pistachio processing facility comprised of a four-phase project consisting of 2 drive-over dumping pits, 2 pre-cleaning areas, 2 huller buildings, 40 dyers with a height of 29 feet, 48 silos with a height of 50 feet and a processing building in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District, and a Variance to allow the 48 proposed silos to be 50-feet in height and the 2 proposed huller buildings to be 42.5-feet in height (maximum 35-foot allowed) in the AE-20 Zone District, and allow processed water from the proposed facility conveyed via existing subsurface piping to irrigate

approximately 3,740 acres of agricultural land owned by the owner. The project site is proposed to be located on a 98-acre portion of a 316.22-acre parcel which contains the 98-acre processing facilities portion of the project is located at the northwest corner of W. Muscat Avenue and S. Newcomb Avenues approximately 9.7 miles south of the City of Firebaugh (APN 019-150-64S), and the 3,760 acres of agricultural land is located approximately two to six miles to the northeast of the project site.

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3. ACTION: **APPROVED**

**VARIANCE NO. 4160** and **ENVIRONMENTAL REVIEW NO. 8524** filed by **STEVEN SESOCTI** proposing to waive the building height requirements to permit an 89-foot-tall tomato evaporator (35-foot maximum height) for an existing 56.26-acre tomato processing facility in the AE 20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the northeast corner of S. Butte Ave. and W. Gale Ave, approximately 2.15-miles southwest from the Unincorporated community of Huron (APN: 075-040-61s) (19800 W. Gale Ave.) (Sup. Dist. 4).

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4. ACTION: **APPROVED**

**VARIANCE NO. 4149, DIRECTOR REVIEW AND APPROVAL NO. 4734,** and **ENVIRONMENTAL REVIEW NO. 8364** file by **JOHN JENSEN** proposing to a Variance to waive road frontage requirements (165-foot minimum) and lot depth ratio requirements necessary to allow a property lot line adjustment reducing APN: 335-090-93 by 1.82-acres (from 17.08-acres to 15.26-acres) and enlarging APN: 335-090-14 by 1.82-acres (from 0.29-acres to 2.11-acres) and consider a Directors Review and Approval to allow an existing 1,248 square feet second residence and an existing 1,412 square feet primary residence on APN: 335-090-14 within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcels are located on the west side of Maple Avenue, approximately 680 feet north of Sumner Avenue, 2.8-miles south from the City of Fresno (APNs: 335-090-93 and 335-090-14) (7349 S. Maple Ave.) (Sup. Dist. 1).

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5. ACTION: **APPROVED**

**Fresno County General Plan Review (General Plan Amendment No. 529 and Amendment Application No. 3862), Comprehensive Zoning Ordinance Update (Amendment to Text No 385), Final Program Environmental Impact Report (SCH No. 2018031066)** and Related Documents. The General Plan Review and Zoning Ordinance Update is a County-wide matter.

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6. ACTION: **POSTPONED TO FEBRUARY 8, 2024**

**VARIANCE NO. 4177** and **ENVIRONMENTAL REVIEW NO. 8524** filed by **JOSE LEBLANC** proposing to waive the creation of a 5-acre parcel (from an existing 20-acre parcel in the E-20 Exclusive Agricultural Zone District. The subject parcel is located east side of Temperance Avenue, 1.11 miles south of E. Jensen Avenue, approximately 0.63-miles southwest from the nearest city limits of the City of Fresno (APN: 316-062-02) (2250 S. Temperance Ave.) (Sup. Dist. 4).

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7. ACTION: **POSTPONED TO FEBRUARY 8, 2024**

**POSTPONED**  
VANCE O. 09 DISTRICT 194... PROPOSING... E. NEL... proposi... to...  
for the addition of the minimum parcel size requirements to... 18... and...  
27.6-acre parcel from an existing .94-acre parcel in the E-... (Agricultural, ...  
a minimum parcel size in the District. The subject parcel is located in the...  
of E. American Avenue and Navelencia Avenue approximately 3.9 miles west of the city limits  
of the City of Orange Cove (APN 185-161-47) (22756 E. American Avenue) (Sup. Dist. 4).

8. ACTION: **POSTPONED TO FEBRUARY 8, 2024**

**POSTPONED**  
VANCE O. 41 DISTRICT 132... PROPOSING... K. P. ES... PROPOSING...  
a... the reduction of the minimum parcel size requirements... 100-acre and...  
11.4-acre parcel from an existing 9.7-acre parcel in the E-... (Agricultural, ...  
a minimum parcel size in the District. The subject parcel is located in the...  
of McKinley and Mendocino Avenue., approximately three miles north of the City of Sanger.  
(APN: 309-070-19) (13948 E. McKinley Ave.) (Sup Dist. 5).

9. **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)

DR:jp  
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