



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
Call Toll Free: 1-800-742-1011 – Ext. 04230

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

AGENDA January 25, 2024

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: <https://www.fresnocountyca.gov/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.

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.)

2. **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.

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

-Staff Report Included

-Individual Noticing

3. **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-feet 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).

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

-Staff Report Included

-Individual Noticing

4. **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).

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

-Staff Report Included

-Individual Noticing

5. **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.

-Contact Person Chris Motta (559) 600-4227 Email: cmotta@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

6. **VARIANCE NO. 4157** and **ENVIRONMENTAL REVIEW NO. 8153** filed by **JOSE LEON-BARRAZA** proposing to allow the creation of a 2.5-acre parcel and a 17.5-acre parcel from an existing 20-acre parcel (the E-zoned parcel) in the E-zoned parcel (the minimum parcel size is 20 acres). The subject parcel is located at the intersection of S. Temple Avenue and S. D Street, approximately 0.3 miles south of the City of Fresno. The parcel is located at approximately 225 S. Temple Avenue (Sup. District APN: 062-000-0000).

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

-Staff Report Included

-Individual Noticing

7. **VARIANCE NO. 4099** and **INITIAL STUDY NO. 7949** filed by **DALE MELL** proposing to allow for the reduction of the minimum parcel size requirements to create a 2.18-acre parcel and a 2.0-acre parcel (the E-zoned parcel) in the E-zoned parcel (the minimum parcel size is 2.0 acres). The subject parcel is located at the intersection of S. Temple Avenue and S. D Street, approximately 0.3 miles south of the City of Fresno. The parcel is located at approximately 225 S. Temple Avenue (Sup. District APN: 062-000-0000).

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

-Staff Report Included

-Individual Noticing

8. **VARIANCE NO. 4141** and **INITIAL STUDY NO. 8324** filed by **DIRK POESCHEL** proposing to allow for the reduction of the minimum parcel size requirements to create a 2.30-acre and a 1.4-acre parcel (the E-zoned parcel) in the E-zoned parcel (the minimum parcel size is 2.0 acres). The subject parcel is located at the intersection of S. Temple Avenue and S. D Street, approximately 0.3 miles south of the City of Fresno. The parcel is located at approximately 225 S. Temple Avenue (Sup. District APN: 062-000-0000).

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

-Staff Report Included

-Individual Noticing

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

DR:jp
G:\4360Devs&PIn\PROJSEC\PLANNING COMMISSION\Agendas and Action Summaries\2024 Agenda & Action Summaries\2024-01-25 Agenda.docx