



# 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>

## AGENDA February 15, 2018

### 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.

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

#### PRESENTATION OF PLAQUE TO DEPARTING COMMISSIONER

#### ELECTION OF OFFICERS

#### 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. **UNCLASSIFIED CONDITIONAL USE PERMIT NO. 3520 – FIRST TIME EXTENSION** filed by **NEIL ORMOND** on behalf of **THE TERMO COMPANY**, proposing to grant a first one-year time extension to exercise Unclassified Conditional Use Permit No. 3520, which authorizes an exploratory petroleum oil and natural gas well with the possibility of a production facility on a 0.98-acre portion of a 392-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the north side of Elkhorn Avenue, between Chateau Fresno and Cornelia Avenues, approximately 3.1 miles east of the unincorporated community of Burrel (SUP. DIST. 4) (APN 041-220-16S).

**NOTE:** *The sole purpose of the public hearing is to address the time extension request.*

-Contact person, Derek Chambers (559) 600-4205, email: [dchambers@co.fresno.ca.us](mailto:dchambers@co.fresno.ca.us)

-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. **INITIAL STUDY APPLICATION NO. 7328** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3583** filed by **BRAD BELL/BOB KOURY**, proposing to allow the addition of classrooms and a gymnasium to an existing church facility on a 6.99-acre parcel in the R-1-B (Single-Family Residential, 12,500 minimum parcel size) Zone District. The project site is located on southwest corner of E. Gettysburg and N. Palm Avenues within a County island in the City of Fresno (4545 N. Palm Avenue, Fresno, CA) (SUP. DIST. 2) (APN 426-020-09). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7328, and take action on Classified Conditional Use Permit Application No. 3583 with Findings and Conditions.

-Contact person, Ejaz Ahmad (559) 600-4204, email: [eahmad@co.fresno.ca.us](mailto:eahmad@co.fresno.ca.us)

-Staff Report Included

-Individual Noticing

3. **INITIAL STUDY APPLICATION NO. 7270** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3571** filed by **COMPLETE WIRELESS CONSULTING**, proposing to allow an unmanned telecommunications facility consisting of an 84-foot-tall monopole tower with 12 antennas and related ground equipment within a 1,496 square-foot lease area enclosed by a six-foot-tall chain-link fence topped with barbed wire on a 39.89-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. Additionally, there is a proposed 20-foot-wide and approximately 2,736-foot-long overhead and underground PG&E utility easement consisting of 12 approximately 45- to 50-foot-tall utility poles with supporting anchors to connect the proposed tower to an existing utility line. The subject parcel is located approximately one and one quarter-miles southwest of the intersection of Auberry Road and Twin Ponds Road (SUP. DIST. 5) (APN 138-160-46). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7270 and take action on Unclassified Conditional Use Permit Application No. 3571.

-Contact person, Jeremy Shaw (559) 600-4207, email: [jshaw@co.fresno.ca.us](mailto:jshaw@co.fresno.ca.us)

-Staff Report Included

-Individual Noticing

4. **VARIANCE APPLICATION NO. 4039** filed by **IULIA VOROBCHEVICI**, proposing to allow the creation of two five-acre parcels from an existing ten-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the south side of East Reno Avenue approximately 700 feet west of Auberry Road, and approximately one mile northeast of the nearest city limits of the City of Fresno (12789 Auberry Road) (SUP. DIST. 5) (APN 580-010-24).

-Contact person, Jeremy shaw (559) 600-4207, email: [jshaw@co.fresno.ca.us](mailto:jshaw@co.fresno.ca.us)

-Staff Report Included

-Individual Noticing

5. **DIRECTOR REVIEW AND APPROVAL APPLICATION NO. 4512** filed by **HONG V. KHOEUR**, proposing to allow a 4,465 square-foot conventional home to be constructed as a primary residence with an existing approximately 900 square-foot home to remain as a permanent second residence on a 0.6-acre parcel in the L-20 (limited agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the west side of N. De Wolf Avenue between Locust Avenue (747 N. De Wolf Avenue) (Sup. Dist. 5) (APN 560-043-21). Staff has determined that the subject proposal is exempt from the California Environmental Quality Act (CEQA).

Contact person, Marianne Mollring (559) 600-4569, email: [mmollring@co.fresno.ca.us](mailto:mmollring@co.fresno.ca.us)

-Staff Report Included

-Individual Noticing

6. **ADOPTION OF THE YEAR 2018 REVISED PLANNING COMMISSION HEARING CALENDAR**

-Contact person, Marianne Mollring (559) 600-4569, email: [mmollring@co.fresno.ca.us](mailto:mmollring@co.fresno.ca.us)

-Staff Report Included

7. **INFORMATION/DISCUSSION ITEM:**

Report from staff on prior Agenda Items, status of upcoming Agenda, and miscellaneous matters.

-Contact person, Marianne Mollring (559) 600-4569, email: [mmollring@co.fresno.ca.us](mailto:mmollring@co.fresno.ca.us)

Requests for disability-related modification or accommodation reasonably necessary in order to participate in the meeting must be made to Suzie Novak, Planning Commission Clerk, by calling (559) 600-4497 or email [knovak@co.fresno.ca.us](mailto:knovak@co.fresno.ca.us), no later than the Monday preceding the meeting by 9:00 a.m.