



# 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) 600-4497  
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Web Site: <http://www.co.fresno.ca.us/PlanningCommission>

## ACTION SUMMARY March 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:

**PRESENT:** Commissioners Abrahamian, Burgess, Delahay, Ede, Eubanks, Lawson, Vallis and Woolf

**ABSENT:** Commissioner Chatha

#### 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. **VARIANCE NO. 4002 – FIRST TIME EXTENSION** filed by **STEVEN W. MENDRIN**, proposing to grant a first one-year time extension to exercise Variance No. 4002, which authorizes the creation of a 22-acre parcel and a 12.25-acre parcel from an existing 34.25-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject property is located at the northwest corner of McKinley Avenue and Humboldt Avenue, approximately three miles northwest of the City of Kerman (1750 N. Humboldt Avenue) (Sup. Dist. 1) (APN 015-091-80s).

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

-Contact person, Chrissy Monfette (559) 600-4245, email: [cmonfette@co.fresno.ca.us](mailto:cmonfette@co.fresno.ca.us)

-Staff Report Included

-Individual Noticing

ACTION: TIME EXTENSION GRANTED

2. **TENTATIVE TRACT NO. 5771 – TIME EXTENSION** filed by **THE CLARKSFIELD COMPANY**, proposing to grant the first one-year time extension to exercise Vesting 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 between the Brighton Crest Subdivision and the Friant-Kern Canal, approximately 2.5 miles east of the unincorporated community of Friant (SUP. DIST. 5) (APN 300-542-19 and 20).

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

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

-Staff Report Included

-Individual Noticing

ACTION: TIME EXTENSION GRANTED

## **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. 7280 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3573** filed by **MIKE AND MARIA TILLINGHAST**, proposing to allow the operation of a high-intensity park for weddings and banquets. The project site is located on the south side of E. Griffith Way, approximately 2,070 feet east of its intersection with N. Riverbend Avenue, approximately 5.2 miles north of the nearest city limits of the City of Sanger (SUP. DIST. 5) (APN 158-061-36S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7280, and take action on Unclassified Conditional Use Permit No. 3573 with Findings and Conditions.

-Contact person, Chrissy Monfette (559) 600-4245, email: [cmonfette@co.fresno.ca.us](mailto:cmonfette@co.fresno.ca.us)

-Staff Report Included

-Individual Noticing

ACTION: DENIED

3. **INITIAL STUDY APPLICATION NO. 7300 and AMENDMENT APPLICATION NO. 3824** filed by **WEST STAR CONSTRUCTION**, proposing to rezone a 14.21-acre parcel from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to an M-3(c) (Heavy Industrial, Conditional) Zone District to allow limited industrial uses as requested by the Applicant. The project site is located on the south side of E. Lincoln Avenue between State Route 99 and Golden State Boulevard, approximately one mile northwest of the nearest city limits of the City of Fowler (Sup. Dist. 4) (APN 340-150-27). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7300, and take action on Amendment Application No. 3824 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

ACTION: RECOMMENDED APPROVAL

4. **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 2,000 square-foot home to remain as a permanent second residence, on a 2.63-acre parcel in the AL-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 E. Herndon Avenue and E. Locust Avenue (7175 N. De Wolf Avenue) (Sup. Dist. 5) (APN 565-043-21). 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

ACTION: APPROVED

5. **INITIAL STUDY APPLICATION NO. 7319** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3581** filed by **TEMBLOR PETROLEUM COMPANY, LLC**, proposing to allow a petroleum oil/gas production facility comprised of a three-phase project consisting of the drilling of up to ten exploratory petroleum oil/gas wells, two wastewater injection (disposal) wells and expansion of the existing 2.1-acre well pad to 7.2 acres to accommodate the proposed facilities on a 315.15-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 Mount Whitney Avenue, between the Butte Avenue alignment and the Lake Avenue alignment, approximately two miles west of the unincorporated community of Five Points (Sup. Dist.1) (APN 050-080-11S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7319, and take action on Unclassified Conditional Use Permit No. 3581 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

6. **VARIANCE APPLICATION NO. 4041** filed by **JEFF HOUGH** proposing to allow the waiver of the covered parking requirement for a 6,534 square-foot parcel in the R-1(nb) (Single-Family Residential, 6,000 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District. The subject parcel is located on the south side of Kenmore Drive South approximately 90 feet east of its intersection with North Ninth Street (3912 Kenmore Drive South) (SUP. DIST. 3) (APN 446-303-02).

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

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

7. **INITIAL STUDY APPLICATION NO. 7390** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3595** filed by **HORIZON TOWER, LLC**, proposing to allow an unmanned telecommunications tower for the purpose of colocating multiple wireless carriers. The proposed tower will provide up to four centerlines and four lease areas to accommodate four total carriers. The proposed facility will consist of a 125-foot-tall monopole telecommunications tower (faux pine tree design) with panel antennas, two microwave dishes, and related ground equipment

comprised of equipment cabinets and an emergency back-up generator on a 2,500 square-foot portion (50-foot by 50-foot lease area) of an 18.92-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the west side of S. Del Rey Avenue between E. Dinuba Avenue and E. Floral Avenue (10463 S. Del Rey Avenue), approximately 650 feet east of the nearest city limits of the City of Selma (SUP. DIST. 4) (APN 358-080-10). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7390 and take action on Unclassified Conditional Use Permit Application No. 3595.

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

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

8. **INITIAL STUDY APPLICATION NO. 7298, GENERAL PLAN AMENDMENT APPLICATION NO. 551 and AMENDMENT APPLICATION NO. 3823** filed by **LARRY and SHELLY ROMPAL**, proposing to amend the Fresno County General Plan and County-adopted Fresno High-Roeding Community Plan by re-designating a 3.57-acre parcel from Rural Density Residential to Limited Industrial, and rezone the subject 3.57-acre parcel from R-R(nb) (Rural Residential, two-acre minimum parcel size, Neighborhood Beautification Overlay) to M-1(c) (Light Manufacturing, Conditionally limited to Contractors Storage Yard). The subject parcel is located on the south side of Dudley Avenue, between Valentine Avenue and Marks Avenue, westerly adjacent to the city limits of the City of Fresno (Sup. Dist. 1) (APN 449-110-23). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7298 and take action on General Plan Amendment Application No. 551 and Amendment Application No. 3823.

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

-Staff Report Included

-Individual Noticing

ACTION: RECOMMENDED APPROVAL

9. **2017 GENERAL PLAN ANNUAL PROGRESS REPORT**

-Contact person, Mohammad Khorsand (559) 600-4022, email: [mkhorsand@co.fresno.ca.us](mailto:mkhorsand@co.fresno.ca.us)

-Staff Report Included

ACTION: RECOMMENDED ACCEPTANCE

10. **INFORMATION/DISCUSSION ITEM:**

a. Discussion Item – Election of Officers (Commissioner Inquiry)

b. 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)

ACTION: REPORT PRESENTED

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.

MM:ksn

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