



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>

ACTION SUMMARY March 29, 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, Chatha, Delahay, Ede, Eubanks, Lawson and Vallis

ABSENT: Commissioner Woolf

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. 5430 – TIME EXTENSION** filed by **JEFFREY T. ROBERTS**, proposing to grant the first one-year 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 within the Millerton Specific Plan on the north side of Millerton Road between Winchell Cove Road and the Friant Kern Canal, approximately 1.8 miles east of the unincorporated community of Friant (SUP. DIST. 5) (APNs 300-021-27S, 300-032-12S, 300-340-01S, 300-340-03S, 300-340-30S, 300-032-66, and 300-340-37S).

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

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

-Staff Report Included

-Individual Noticing

ACTION: TIME EXTENSION GRANTED

2. **TENTATIVE TRACT MAP NO. 5991 – TIME EXTENSION** filed by **JEFFREY T. ROBERTS**, proposing to grant the first one-year time extension to exercise Tentative Tract Map No. 5991, which authorizes the creation of a 68-lot planned residential development in the R-1-C (Single-Family Residential, 9,000 square-foot minimum parcel size) Zone District. The project site 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 (Sup. Dist. 5) (APN 130-031-39).

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

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

-Staff Report Included

-Individual Noticing

ACTION: ITEM WAS PULLED FOR DISCUSSION BY CHAIRMAN ABRAHAMIAN
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.)

There were no public presentations.

2. **INITIAL STUDY APPLICATION NO. 7318 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3580** filed by **STEPHEN SHEHADEY**, proposing to allow an anaerobic digester for the collection of methane to be constructed on a 6.93-acre portion of an existing dairy facility; allow an increase to the herd size to a maximum of 10,839 milking cows and 20,616 non-milking animals due to a transfer of animals from the Bar 20 Dairy No. 3; and construct two new free-stall barns to house said animals on a 324.66-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the south side of Whitesbridge Avenue, between San Mateo Avenue and James Road, addressed as 24387 W. Whitesbridge Avenue, Kerman (Sup. Dist.1) (APN 015-100-21S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7318 and take action on Unclassified Conditional Use Permit No. 3580 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

3. **INITIAL STUDY APPLICATION NO. 7399 and AMENDMENT APPLICATION NO. 3826** filed by **JEROME SANDSTROM**, proposing to modify the existing M-1(c) (Light Manufacturing, Conditional) zoning on two contiguous parcels totaling 4.54 acres approved by Amendment Application No. 3620 to allow additional uses on the property which include storage of boats, trailers, recreational vehicles including travel trailers, motorhomes, fifth-wheels, and a boat and repair facility. The subject property is located on the west side of Auberry Road, approximately 662 feet south of Frazier Road within the unincorporated community of Auberry (32177 and 31911 Auberry Road, Auberry) (SUP. DIST. 5) (APN 128-450-36 & 37). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7399, and take action on Amendment Application No. 3826 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

ACTION: RECOMMENDED APPROVAL

4. **VARIANCE APPLICATION NO. 4042** filed by **FRESNO COUNTY DEPARTMENT OF PUBLIC WORKS AND PLANNING, DESIGN DIVISION**, proposing to allow a 21-foot front-yard setback for an existing single-family residence with existing carport on a 34.92-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the south side of American Avenue, between State Route 99 and Golden Gate Boulevard, primarily on the southeast of the nearest city limits of the City of Fresno (777 American Avenue, Fresno, CA 93701). The Planning Commission has determined that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15305(a).

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

-Staff Report Included

-Individual Noticing

5. **INITIAL STUDY APPLICATION NO. 7370** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3592** filed by **AT&T MOBILITY**, proposing to allow an unmanned telecommunications facility consisting of a 100-foot-tall monopole tower with 12 panel antennas and related ground equipment, including a propane backup generator within a 2,500 square-foot (50 feet by 50 feet) lease area enclosed by a six-foot-tall chain-link fence with a 12-foot-wide gate, on a 20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project is located on East Lewiston Avenue, between South Cedar Avenue and South Maple Avenue (SUP. DIST. 4) (APN 055-110-55) (Section 36, Township 17S, Range 20E). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7370, and take action on Unclassified Conditional Use Permit Application No. 3592 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

ACTION: CONTINUED TO MAY 17, 2018 HEARING AT THE REQUEST OF APPLICANT

6. **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

ACTION: REPORT GIVEN

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, no later than the Monday preceding the meeting by 9:00 a.m.

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