



# PLANNING COMMISSION AGENDA

Room 301, Hall of Records  
2281 Tulare Street  
Northwest Corner of Tulare & M  
Fresno, CA 93721-2198  
04497

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## ACTION SUMMARY May 17, 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, Hill, Lawson and Vallis

**ABSENT:** None

#### PRESENTATION OF PLAQUE TO DEPARTING COMMISSIONER

#### 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. **CLASSIFIED CONDITIONAL USE PERMIT NO. 3478 – FIRST TIME EXTENSION** filed by **THANH NGUYEN**, proposing to grant a first one-year time extension to exercise Classified Conditional Use Permit No. 3478, which authorizes an approximately 3,939 square-foot religious facility with related improvements on a 2.50-acre parcel in the R-R(nb) (Rural Residential, two-acre minimum parcel size, Neighborhood Beautification Overlay) Zone District. The subject parcel is located on the northeast corner of McKinley Avenue and Blythe Avenue, approximately 40 feet east of the nearest city limits of the City of Fresno (4354 W. McKinley Avenue) (Sup. Dist. 1) (APN 312-082-14).

**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

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.)

There were no public presentations for this hearing.

2. **INITIAL STUDY APPLICATION NO. 7429 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3604** filed by **INSITE TOWERS, LLC**, proposing to allow an unmanned telecommunications facility consisting of an 80-foot-tall wireless communication tower (monopine design) with related facilities on an approximately 2,500 square-foot portion of a 1.14-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The project site is located on the south side of W. Clinton Avenue approximately 400 feet east of its intersection with N. Constance Avenue and 162 feet from the nearest city limits of the City of Fresno (5197 W. Clinton Avenue, Fresno CA) (SUP. DIST. 1) (APN 312-270-16S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7429, and take action on Unclassified Conditional Use Permit Application No. 3604 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: APPROVED

3. **INITIAL STUDY APPLICATION NO. 6984 and AMENDMENT APPLICATION NO. 3807** filed by **PARAMJIT K. SINGH**, proposing to allow the rezone of a 20-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-3 (Medium Density Residential, 300 sq. ft. minimum lot size) Zone District. The project site is located on the northeast corner of E. American Avenue and South Dale Avenue, approximately 100 feet south of the nearest city limits of the City of Fresno, addressed as 600 South Dale Avenue (SUP. DIST. 3) (APN 053-070-61S, -58S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 6984 and take action on Amendment Application No. 3807.

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

-Staff Report Included

-Individual Noticing

4. **VARIANCE APPLICATION NO. 4044** filed by **MARY L. COUTO**, proposing to allow the creation of a 2.08-acre parcel and a 133.43-acre parcel from existing 22.1-acre and 111-acre parcels in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the north side of W. Davis Avenue on the northeast corner of its intersection with S. Cornelia Avenue, approximately 15 miles southwest of the nearest city limits of the City of Selma (SUP. DIST. 4) (APN 053-070-61S, -58S).

-Contact person, Danielle Crider (559) 600-9669, email: [dacrider@co.fresno.ca.us](mailto:dacrider@co.fresno.ca.us)

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

5. **DIRECTOR REVIEW AND APPROVAL APPLICATION NO. 4540** filed by **MICHELLE MORENO**, proposing to allow a 1,488 square-foot mobile home as a permanent second residence, with a 3,740 square-foot conventional dwelling to remain on a 2.78-acre parcel in the R-R (Rural Residential, two-acre minimum parcel size) Zone District. The project site is located on the east side of North Isabella Avenue, approximately 1,000 feet north of its intersection with East Shields Avenue, approximately two and one-half miles east of the nearest city limits of the City of Clovis (SUP. DIST. 5) (APN 309-380-17S).

-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. **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.

**Note: This item was continued from the Planning Commission Hearing of March 29, 2018.**

-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

7. **GENERAL PLAN CONFORMITY APPLICATION** filed by **SANGER UNIFIED SCHOOL DISTRICT**, proposing to develop an Elementary School Agriculture Farm with related structures on two (2) acres of District-owned property in the R-R (Rural Residential) Zone District. The proposed site is located on the west side of N. Greenwood Avenue between Shields and Cortland Avenues, 3095 N. Cortland Avenue, approximately four miles north of the nearest city limits of Sanger (SUP. DIST. 5) (APN 309-410-29).

**Note: The Planning Commission will consider the site and proposed use's conformity with the County General Plan per California's Public Resources Code Section 21151.2 and Government Code Section 65402 allowing the Commission to provide a recommendation to the District solely in an advisory capacity.**

-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: RECOMMENDED APPROVAL

**8. 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)

**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](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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