



PLANNING COMMISSION AGENDA

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

Contact: Planning Commission Clerk
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Web Site: <http://www.co.fresno.ca.us/PlanningCommission>

AGENDA July 26, 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

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. 5050 – TIME EXTENSION** filed by **BILLY WELLS**, proposing to grant a third one-year time extension to exercise Tentative Tract Map No. 5050, which authorizes the division of a 22.84-acre parcel into 50 single-family residential lots with a minimum lot size of 2,262 square feet, in the R-1-B(c) (Single-Family Residential, 12,500 square-foot minimum parcel size, Conditional) Zone District. The subject property is located on the west side of State Route 168 (Tollhouse Road) between Hillcrest Road and Sunset Vista Lane, within the unincorporated community of Shaver Lake (SUP. DIST. 5) (APN 130-031-46).

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

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

-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. 7359, GENERAL PLAN AMENDMENT APPLICATION NO. 552, and AMENDMENT APPLICATION NO. 3825** filed by **FRESNO HUMANE ANIMAL SERVICES**, proposing to amend the County General Plan designation for two adjacent parcels totaling 4.15 acres from Rural Residential to Limited Industrial and rezone the subject parcels from the RR(nb) (Rural Residential, Neighborhood Beautification) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District to allow an animal hospital/shelter and associated uses (related to an animal hospital and

shelter). The project site is located on the east side of North Grantland Avenue between North Parkway Drive and West Tenaya Avenues, and approximately 180 feet southwest of the City of Fresno (SUP. DIST. 1) (APN 504-081-02S/03S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application (IS) No. 7359, and take action on Amendment Application (AA) No. 3825 and General Plan Amendment Application (GPA) No. 552 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

3. **INITIAL STUDY APPLICATION NO. 7357** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3591** filed by **GHAI MANAGEMENT, INC.**, proposing to Allow an Interstate Freeway Interchange Commercial Development, consisting of a 1,823 square-foot Taco Bell restaurant with drive-through service on a 0.58-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The project site is located on the north side of West Panoche Road approximately 1,000 feet southwest of its intersection with Interstate 5, and approximately 15 miles southwest of the nearest city limits of the City of Mendota (SUP. DIST. 1) (APN 027-190-29S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7357, and take action on Unclassified Conditional Use Permit Application No. 3591 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

4. **INITIAL STUDY APPLICATION NO. 7427** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3602** filed by **AT&T MOBILITY**, proposing to allow the construction of a new unmanned wireless telecommunication facility consisting of a 110-foot-tall tower, employing a windmill design, and related ground equipment within a 2,250 square-foot fenced lease area, including new access and utility easements, on a 48.50-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The project site is located on Towerline Lane, approximately 1,500 feet east of its intersection with Pittman Hill Road, and approximately two miles south of the unincorporated community of Humphreys Station (26597 Towerline Lane, Clovis, CA 93619) (Sup. Dist. 5) (APN 138-500-19). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7427, and approve Unclassified Conditional Use Permit No. 3602 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

5. **VARIANCE APPLICATION NO. 4047** filed by **JOHN QUINTO**, proposing to recognize three nonconforming parcels as to front-yard setback, and allow the creation of a 15.1-acre parcel, a 21,184 square-foot parcel, 4,563 square-foot parcel, and a 19,621 square-foot parcel within the AE-160 (Exclusive Agricultural, 160-acre minimum parcel size) and RS (Rural Settlement) Zone Districts. The project site is located on the southeast corner of Orchard Drive and Dunlap Road, in the unincorporated community of Miramonte (SUP. DIST. 5) (APN 195-290-01T; 195-273-11; 195-273-03, 04, 05, 06).

-Contact person, Thomas Kobayashi (559) 600-4224, email: tkobayashi@co.fresno.ca.us

-Staff Report Included

-Individual Noticing

6. **INITIAL STUDY APPLICATION NO. 7215** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3547** filed by **BOWEN ENGINEERING AND ENVIRONMENTAL**, proposing to allow a Solid Waste Processing Facility for the recovery of materials from construction waste and demolition waste on a 9.04-acre parcel in the M-3 (Heavy Industrial) Zone District. The subject parcel is located on the east side of Cedar Avenue, between American and Malaga Avenues, approximately 1,673 feet south of the nearest city limits of the City of Fresno (4664 S. Cedar Avenue) (Sup. Dist. 3) (APN 330-211-08). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7215 and take action on Classified Conditional Use Permit Application No. 3547.

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

-Staff Report Included

-Individual Noticing

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

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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