



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 October 11, 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. **VARIANCE NO. 4022 FIRST TIME EXTENSION** filed by **STRAHM ENGINEERING ASSOCIATES, INC.** on behalf of **JUDITH ADAIR** and **OPC FARMS, INC.**, proposing to grant a first one-year time extension to exercise Variance No. 4022 which authorizes a Property Line Adjustment (PLA) in the R-1(m) (Single-Family Residential, 6,000 square-foot minimum parcel size, Mountain Overlay) Zone District in order to locate an existing single-family residence with existing deck completely within Lot No. 175 of Shaver Lake Point Subdivision No. 2. The PLA will occur between Lot No. 175 and Lot No. 176 of Shaver Lake Point Subdivision No. 2. The subject property is located on the north side of Lakeview Avenue, between Dalton Avenue and Cascade Avenue, within the unincorporated community of Shaver Lake (44390 Lakeview Avenue, 44376 Lakeview Avenue) (SUP. DIST. 5) (APNs 120-281-24, 120-281-23). Staff has determined that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3).

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@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

2. **TENTATIVE TRACT MAP NO. 4934 – TIME EXTENSION** filed by **JPJ, Inc.**, proposing to allow a sixth and final one-year discretionary Time Extension to exercise Vesting Tentative Tract Map No. 4934, which authorizes the division of 77.80 acres into 200 lots with a minimum lot size of 7,260 square feet in the R-1-C(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) and O(c) (Open Conservation, Conditional) Zone Districts. The subject site is located within the Millerton Specific Plan area, south of Millerton Road

between Winchell Cove Drive and the Friant-Kern Canal, approximately two miles east of the unincorporated community of Friant (SUP. DIST. 5)(APN 300-542-13).

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@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

3. **CLASSIFIED CONDITIONAL USE PERMIT NO. 3348 – TIME EXTENSION** filed by **LAKHVINDER PAUL**, proposing to grant the second one-year time extension to exercise Classified Conditional Use Permit No. 3348, which authorizes the addition of two gas pumps (four fueling positions), a 760 square-foot canopy, and two 10,000-gallon above-ground storage tanks, and convert 800 square feet of the existing convenience store to a barber shop on a 2.32-acre parcel in the C-1 (Neighborhood Shopping Center) Zone District. The project site is located on the northeast corner of Belmont and Temperance Avenues, approximately 48 feet northeast of the nearest city limits of the City of Fresno (Sup. Dist. 5) (APN 310-143-46).

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

-Contact person, Chrissy Monfette (559) 600-4245, email: cmonfette@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

4. **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3477 - TIME EXTENSION** filed by **DORAN HOLE**, proposing to grant a second one-year time extension to exercise Unclassified Conditional Use Permit No. 3477, which authorized a 0.999-MW photovoltaic solar generation facility (PVSGF) with related improvements on a 10.00-acre portion of a 19.09-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The interconnection from the PVSGF to a local electrical distribution power line will consist of a short (100- to 175-foot) interconnection generation tie line. The project site is located adjacent to Parlier Avenue, between Alta Avenue and Crawford Avenue, approximately 2.2 miles northeast of the nearest city limits of the City of Reedley (Sup. Dist. 4) (APN 373-360-19).

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

-Contact person, Ejaz Ahmad (559) 600-4204, email: eahmad@fresnocountyca.gov

-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. 7440 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3608** filed by **COMPLETE WIRELESS CONSULTING**, proposing to allow the construction and operation of a new 120-foot telecommunication tower on a 50-foot by 50-foot lease area on a 4.85-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the east side of South Grantland Avenue, approximately 1,650 feet north of its intersection with West Mount

Whitney Avenue, within the unincorporated community of Lanare, addressed as 20620 S. Grantland Avenue (APN 053-041-41S) (Sup. Dist. 4). Adopt the Negative Declaration prepared for Initial Study Application No. 7440 and take action on Unclassified Conditional Use Permit No. 3608 with Findings and Conditions.

-Contact person, Chrissy Monfette (559) 600-4245, email: cmonfette@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

3. **INITIAL STUDY APPLICATION NO. 7442 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3610** filed by **FOREFRONT POWER, LLC**, proposing to allow a one-megawatt photovoltaic solar power generation facility with related improvements on an approximately 16-acre portion of a 53.81-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northwest corner of Phelps Avenue and S. San Mateo Avenue approximately 875 feet east of the nearest city limits of the City of Coalinga (SUP. DIST. 4) (APN 070-070-62S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7442, and take action on Unclassified Conditional Use Permit Application No. 3610 with Findings and Conditions.

-Contact person, Ejaz Ahmad (559) 600-4204, email: eahmad@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

4. **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@fresnocountyca.gov

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

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