



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
Email: knovak@co.fresno.ca.us
Call Toll Free: 1-800-742-1011 – Ext. 04497

Web Site: <http://www.co.fresno.ca.us/PlanningCommission>

ACTION SUMMARY November 9, 2017

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, Borba, Chatha, Delahay, Ede, Eubanks, Lawson, Vallis and Woolf

ABSENT: None

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.

There were no consent agenda items for this hearing.

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 was one public presentation by Marianne Kast, President of the League of Women Voters, regarding the requirements for the Annual Progress Report for the Fresno County General Plan, due in 2018.

2. **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3594** filed by **T-MOBILE WEST, LLC**, proposing to allow co-location of wireless communication equipment on an existing 134-foot-tall PG&E electrical transmission tower (proposed 143-foot overall height) and installation of related equipment on a 150 square-foot portion of a 289.91-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The project site is located on the east side of Interstate Highway 5 (I-5), between the Jeffrey Avenue alignment and the Cadillac Avenue alignment, approximately 12 miles northeast of the nearest city limits of the City of Coalinga (SUP. DIST. 4) (APN 058-090-19s). Staff has determined that the

subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15303.

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

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

3. **VARIANCE APPLICATION NO. 4005** filed by **ERIC ZAMORA** on behalf of **ZHENG GROUP INVESTMENTS, LLC**, proposing to allow reduction of the 50-foot minimum freeway setback requirement in order to accommodate three proposed single-family residences to be located on three existing contiguous parcels in the R-1-C(nb) (Single-Family Residential, 9,000 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District. The subject parcels are located on the north side of State Route 180, between Peach Avenue and Villa Avenue, southerly adjacent to the city limits of the City of Fresno (SUP. DIST. 5) (APNs 456-132-24, 456-132-07, 456-132-08). Staff 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

ACTION: APPROVED

4. **VARIANCE APPLICATION NO. 4029** filed by **CHARLES JOHANSON** proposing to allow the creation of three 2-acre (net) parcels without public road frontage and one 3-acre (net) remainder parcel from two contiguous parcels totaling 9.84 acres in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The subject property is located on the west side of N. Marion Avenue, approximately 970 feet north of its intersection with E. Nees Avenue, adjacent to the city limits of the City of Clovis (8239 N. Marion Avenue, Clovis, CA) (SUP. DIST. 5) (APN 560-052-08 & 09).

NOTE: This item was continued from the October 12, 2017 Planning Commission hearing.

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

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

5. **INITIAL STUDY APPLICATION NO. 7011** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3509** filed by **HEWITSON FARMS**, proposing to allow continued aggregate (rock, sand, gravel) mining operations with incidental facilities approved under Conditional Use Permit No. 2461R beyond the current expiration date of 2018 on a 323.93-acre portion of a 637.81-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the west side of State Highway 33 between Lost Hills Road and Sutter Avenue, approximately 6.9 miles southeast of the nearest city limits of the City of Coalinga (45315 Lost Hills Road, Coalinga, CA) (Sup. Dist. 5) (APN 085-110-26). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7011, and take action on Unclassified Conditional Use Permit Application No. 3509 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

RECUSED: Commissioner Lawson

ACTION: APPROVED

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.

MM:ksn

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