



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

## AGENDA March 28, 2019

### 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. 5430 – TIME EXTENSION** filed by **JEFFREY T. ROBERTS**, proposing to grant a two-year discretionary 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 on the north side of Millerton Road between Winchell Cove Road and the Friant Kern Canal, within the Millerton New Town Specific Plan, 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, 300-032-66S).

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

-Contact person, Jeremy Shaw (559) 600-4207, email: [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

2. **UNCLASSIFIED CONDITIONAL USE PERMIT NO. 3549 – TIME EXTENSION** filed by **THE TERMO COMPANY**, proposing to grant the first one-year time extension to exercise Unclassified Conditional Use Permit No. 3549, which authorizes the drilling of up to three exploratory oil and natural gas wells and related production facilities on a 0.98-acre portion of a 160-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the West Floral Avenue alignment, between Howard Avenue and South Goldenrod Avenue, approximately seven miles southwest of the unincorporated community of Raisin City (SUP. DIST. 4) (APN 041-020-21S).

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

-Contact person, Jeremy Shaw (559) 600-4207, email: [jshaw@fresnocountyca.gov](mailto:jshaw@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. **VARIANCE APPLICATION NO. 4058** filed by **BRIAN FINEGAN**, proposing to allow the creation of a 3.1-acre parcel, a 3.0-acre parcel, and a 2.7-acre parcel from an existing 8.80-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 Willow Bluff Road approximately three quarter-miles north of its intersection with Willow Avenue, and approximately one mile northeast of the nearest city limits of the City of Fresno (13152 Willow Bluff Road) (SUP. DIST. 5) (APN 300-070-33).

-Contact person, Jeremy Shaw (559) 600-4207, email: [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov)

-Staff Report Included -Individual Noticing

3. **VARIANCE APPLICATION NO. 4061** filed by **LARRY ROMPAL**, proposing to waive the required six (6)-foot-high solid masonry wall (abutting residential zoning) to allow a six (6)-foot-high chain-link fence with privacy inserts on a 3.57-acre lot in the M-1(c) (Light Manufacturing, Conditional) Zone District. The subject parcel is located south of Dudley Avenue approximately 1,072 feet west of its nearest intersection with Marks Avenue, westerly adjacent to the city limits of the City of Fresno (SUP. DIST. 1) (APN 449-110-23).

-Contact person, Thomas Kobayashi (559) 600-4224, email: [tkobayashi@fresnocountyca.gov](mailto:tkobayashi@fresnocountyca.gov)

-Staff Report Included -Individual Noticing

4. **VARIANCE APPLICATION NO. 4036** filed by **ERVIN R. PRIETO**, proposing to create a 2.08-acre parcel, 10.25-acre parcel and a 5.25-acre parcel from an existing 17.58-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the southwest corner of Academy Avenue and Dinuba Avenue, approximately 2,678 feet south of the city limits of the City of Parlier (SUP. DIST. 4) (APN 358-270-56 & 57).

-Contact person, Thomas Kobayashi (559) 600-4224, email: [tkobayashi@fresnocountyca.gov](mailto:tkobayashi@fresnocountyca.gov)

-Staff Report Included -Individual Noticing

5. **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](mailto: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](mailto:knovak@fresnocountyca.gov), no later than the Monday preceding the meeting by 9:00 a.m.