



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 April 11, 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. 5415 – TIME EXTENSION** filed by **APKAR AVEDIAN** proposing to grant a two-year discretionary time extension to exercise Tentative Tract Map No. 5415, which authorizes the creation of a 24-lot subdivision with community water system with a minimum lot size of two acres from five existing parcels totaling 55 acres in the RR (Rural Residential, two-acre minimum parcel size) District. The subject property is located approximately 600 feet south of E. Shaw Avenue between N. Nelson and N. Academy Avenues, approximately 3.5 miles east of the nearest city limits of the City of Clovis (SUP. DIST. 5) (APN 308-150-05, 18, 20, 37S & 38S).

NOTE: *The sole purpose of the public hearing 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. **VARIANCE APPLICATION NO. 4066** filed by **ROY OKEN** proposing to allow a ropes course with a maximum height of 55.6 feet (maximum of 25 feet allowed) at an existing ranch and youth camp on a 43.6-acre parcel in the RE (Recreational) Zone District. The project site is located on the north side of Elwood Road between Mustang Drive and Live Oak Drive,

approximately five miles northwest of the unincorporated community of Squaw Valley (6450 Elwood Road, Sanger CA) (Sup. Dist. 5) (APN 158-090-28)

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

-Staff Report Included

-Individual Noticing

3. **INITIAL STUDY APPLICATION NO. 6205, CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3281 and VARIANCE APPLICATION NO. 4023** filed by **OBADI KASSIM**, proposing to allow an Agricultural Commercial Center consisting of a market with fuel sales, and allow the creation of a 2.36-acre parcel and a 16.32-acre parcel from a 0.53-acre parcel and an 18.15-acre parcel by means of a property line adjustment in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northeast corner of Conejo Avenue and Highland Avenue and is approximately 2 miles southwest of the nearest city limits of the City of Selma (SUP. DIST. 4) (APN 393-280-77S and 393-280-84S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 6205, and take action on Classified Conditional Use Permit No. 3281 and Variance Application No. 4023 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

4. **DIRECTOR REVIEW AND APPROVAL APPLICATION NO. 4564** filed by **GAIL ZACK**, proposing to allow the construction of a 1,068 square-foot conventional home as a permanent second residence, with a 2,486 square-foot conventional dwelling to remain as a primary residence on a 2.00-acre parcel in the R-R (Rural Residential, two-acre minimum parcel size) Zone District. The subject parcel is located on the south side of West Fairmont Avenue approximately 750 feet east of its intersection with North Garfield Avenue, and approximately 2.5 miles east of the nearest city limits and Sphere of Influence of the City of Fresno (7317 W. Fairmont) (Sup. Dist. 1) (APN 512-060-14).

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

-Staff Report Included

-Individual Noticing

5. **2018 GENERAL PLAN ANNUAL PROGRESS REPORT**

-Contact person, Mohammad Khorsand (559) 600-4230, email: mkhorsand@fresnocountyca.gov

-Staff Report Included

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@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.

MM:ksn

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