



PLANNING COMMISSION AGENDA

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

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

AGENDA May 16, 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. **CLASSIFIED CONDITIONAL USE PERMIT NO. 3478 – SECOND ONE-YEAR TIME EXTENSION** filed by **SY NGUYEN LE**, proposing to grant a second one-year time extension to exercise Classified Conditional Use Permit No. 3478, which authorizes an approximately 3,939 square-foot religious facility with related improvements on a 2.50-acre parcel in the R-R(nb) (Rural Residential, two-acre minimum parcel size, Neighborhood Beautification Overlay) Zone District. The subject parcel is located on the northeast corner of McKinley Avenue and Blythe Avenue, approximately 40 feet east of the nearest city limits of the City of Fresno (4354 W. McKinley Avenue) (Sup. Dist. 1) (APN 312-082-14).

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

-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. 7495, GENERAL PLAN AMENDMENT APPLICATION NO. 554, AMENDMENT APPLICATION NO. 3831, CONDITIONAL USE PERMIT APPLICATION NO. 3621, VESTING TENTATIVE TRACT MAP APPLICATION NO. 6226 and SITE PLAN REVIEW APPLICATION NO. 8108** filed by **JEFFREY T. ROBERTS** on behalf of **ASSEMI GROUP, INC.**,

proposing to:

- 1) Amend the Land Use Element of the County-adopted Millerton Specific Plan by changing the land use designation of a five-acre area of a 40-acre parcel known as APN 300-542-12 from "Park" to "Medium-Density Residential" and change its zoning from the 'O' (Open Conservation) Zone District to an R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District; and simultaneously change the land use designation of a 1.5-acre area within the same parcel, but at a different on-site location, from "Medium-Density Residential" to "Open Space" to provide for the park and change its zoning from the R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District to an 'O' (Open Conservation) Zone District.
- 2) Amend the Transportation Element of the County-adopted Millerton Specific Plan by changing the name of the northerly approximately half-mile section of "Saubrice Avenue" to "Morningside Way".
- 3) Amend Section C.1 (2) of the Transportation Element of the County-adopted Millerton Specific Plan by eliminating Captains Hill Road as a Collector and removing it from Figure SP1-9 (Circulation Element and Bikeway Plan) of the Millerton Specific Plan.
- 4) Allow a Planned Unit Residential Development (PUD) consisting of 80 single-family residential lots on an approximately 25-acre portion of the subject 40-acre parcel in the R-1(c) Zone District.

The project site is located within the Millerton Specific Plan approximately 1,163 feet south of Millerton Avenue, 880 feet west of Marina Drive, and 2.2 miles east of the unincorporated community of Friant (SUP. DIST. 5) (APN 300-542-12). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7495, and take action on General Plan Amendment Application No. 554, Amendment Application No. 3831, Vesting Tentative Tract Map Application No. 6226, Conditional Use Permit Application No. 3621, and Site Plan Review Application No. 8108 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

3. **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.