



# 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>

## ACTION SUMMARY July 18, 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:

**PRESENT:** Commissioners Abrahamian, Chatha, Delahay, Eubanks, Hill and Lawson

**ABSENT:** Commissioners Burgess, Ede and Vallis

#### CONSENT AGENDA

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 were no public presentations for this hearing.

2. **INITIAL STUDY APPLICATION NO. 7604** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3641** filed by **COMPLETE WIRELESS CONSULTING** on behalf of **AT&T MOBILITY**, proposing to allow the construction of a new unmanned wireless telecommunication facility consisting of a 224.8-foot-tall lattice tower with 9 antennas, one microwave dish, and related ground equipment, within a 2,500 square-foot fenced lease area, including new access and utility easements, on a 151.4-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The project site is located on the northwest corner of Trinity and Mitchell Avenues approximately 2.2 miles northwest of the City of Huron (Sup. Dist. 4) (APN 068-100-21S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7604, and take action on Unclassified Conditional Use Permit Application No. 3641 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

ACTION: APPROVED WITH MODIFIED CONDITIONS

3. **INITIAL STUDY APPLICATION NO. 7558** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3628** filed by **DON PICKETT AND ASSOCIATES, INC.**, proposing to allow the assembly and storage of equipment for the post-harvest processing of agricultural products to be sold directly to the farmer or processor on a 38.19-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the east side of Clovis Avenue, approximately 1,293 feet south of its intersection with North Avenue, approximately 2.27 miles east of the nearest city limits of the City of Fresno (SUP. DIST. 4) (APN 331-030-58). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7558, and take action on Classified Conditional Use Permit Application No. 3628 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

4. **INITIAL STUDY APPLICATION NO. 7439** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3607** filed by **FOREFRONT POWER**, proposing to allow a 5 megawatt solar photovoltaic power generation facility with related improvements on an approximately 47-acre portion of an 88.23-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) and AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone Districts. The project site is located on the east side of Shell Road, 0.4 miles northeast of its intersection with Oil City Road, and 2.6 miles north of the nearest city limits of the City of Coalinga (SUP. DIST. 4) (APN 070-020-07). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7439, and take action on Unclassified Conditional Use Permit No. 3607 with Findings and Conditions.

-Contact person, Danielle Crider (559) 600-9669, email: [dacrider@fresnocountyca.gov](mailto:dacrider@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

5. **VARIANCE APPLICATION NO. 4063** filed by **RON and ALEXIS MASSON**, proposing to Allow a 3.5-foot front-yard setback (minimum 35 feet required) and a 14-foot side-yard setback (minimum 20 feet required) for a 14-foot by 32-foot detached storage building and an 8-foot by 12-foot shed on a 1.04-acre parcel in the AE-20(nb) (Exclusive Agricultural, 20-acre minimum parcel size, Neighborhood Beautification Overlay) Zone District. The subject parcel is located approximately 415 feet north of East Floradora Avenue and approximately 650 feet northwest of the intersection of East Floradora Avenue and North Temperance Avenue, approximately 800 feet southwest of the nearest city limits of the City of Fresno, and within the City of Fresno Sphere of Influence (6850 East Floradora Avenue) (SUP. DIST. 5) (APN 310-081-01).

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

-Staff Report Included

-Individual Noticing

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@fresnocountyca.gov](mailto:mmollring@fresnocountyca.gov)

ACTION: REPORT GIVEN

**PROGRAM ACCESSIBILITY AND ACCOMMODATIONS:** The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-4497 or at [knovak@fresnocountyca.gov](mailto:knovak@fresnocountyca.gov). Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

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