



# PLANNING COMMISSION AGENDA

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

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## AGENDA September 12, 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.

There are 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.)
2. **INITIAL STUDY APPLICATION NO. 7517, GENERAL PLAN AMENDMENT APPLICATION NO. 556 and AMENDMENT APPLICATION NO. 3833** filed by **HIGTON INVESTMENT GROUP**, proposing to amend the County-adopted Roosevelt Community Plan by redesignating a 0.34-acre (15,098 square feet) parcel from Low-Density Residential to Medium-High-Density Residential and rezone the site from the R-1-B(nb) (Single-Family Residential, 12,500 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District to an R-2(nb)(c) (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size, Neighborhood Beautification Overlay, Conditional) Zone District to allow those uses permitted in the R-1 Zone District (Section 827.1-A.) and one-family or multiple-family dwellings (Section 827.1-D). The project site is located on the northeast corner of N. Fine Avenue and E. Washington Avenue in a County island in the City of Fresno (4955 E. Washington Avenue, Fresno) (SUP. DIST. 3) (APN 462-132-10). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7517, and take action on General Plan Amendment Application No. 556 and Amendment Application No. 3833 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

3. **INITIAL STUDY APPLICATION NO. 7602** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3640** filed by **TROY TURNER**, proposing to allow retail liquefied petroleum gas distribution and storage on a 5.54-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northwest corner of Belmont Avenue and McCall Avenue, approximately 2.9 miles east of the nearest city limits of the City of Fresno (SUP. DIST. 5) (APN 309-290-37). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7602, and take action on Classified Conditional Use Permit Application No. 3640 with Findings and Conditions.
  - Contact person, Thomas Kobayashi (559) 600-4224, email [tkobayashi@fresnocountyca.gov](mailto:tkobayashi@fresnocountyca.gov)
  - Staff Report Included
  - Individual Noticing
  
4. **VARIANCE APPLICATION NO. 4054** filed by **THOMAS L. BELL**, proposing to allow waiver of the public road frontage requirement (165 feet required) for all seven lots within Tract No. 3057 and allow the construction of six-foot-tall vehicle and pedestrian gates, where a maximum of three feet is allowed, within the front-yard setback of Lot Nos. 1 and 7 in the R-R (Rural Residential, two-acre minimum parcel size) Zone District. The subject parcels (Tract No. 3057) are located on East Cole Avenue on the east side of North Fowler Avenue, between East Teague Avenue and the Enterprise Canal, easterly, northerly, and westerly adjacent to the nearest city limits of the City of Clovis, and within the City of Clovis Sphere of Influence (SUP. DIST. 5) (APN's 559-012-21, 22, 23, 24, 25, 26, and 27).
  - Contact person, Jeremy Shaw (559) 600-4207, email [jshaw@fresnocountyca.gov](mailto:jshaw@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)

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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.