



PLANNING COMMISSION AGENDA

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

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

AGENDA November 14, 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. 7635 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3650** filed by **WESTLANDS TRANSMISSION, LLC**, proposing to allow a 6.3-mile-long double-circuit 230-kV generation tie-line (gen-tie line) running along Jayne Avenue from the Gates Substation (approximately one mile west of the intersection of Lassen Avenue and Jayne Avenue) to the boundary between Kings County and Fresno County. This project is part of the Westlands Solar Park Master Plan. This portion is located in 100- to 350-foot-wide private easements and includes a temporary staging area and 44 transmission towers between 110 and 175 feet in height. Each monopole will require the clearing of approximately one acre of land for construction purposes, and approximately 700 square feet around each pole will remain permanently cleared for safety purposes during operation. Including the staging site, it is anticipated that 74.5 acres of land will be impacted by construction on 18 parcels in the Exclusive Agricultural Zone Districts (20- and 40-acre minimum parcel size) (SUP. DIST. 4) (APNs 075-070-13S, 28, 29, 46S, 47S, 51S, 52S, 54S; 078-060-55ST, 68, 69S, 70S, 71S, 73S, 77S, 83S; 078-080-52S, 55). Adopt the Mitigated Negative Declaration prepared for Supplemental Initial Study Application No. 7635 and take action on Unclassified Conditional Use Permit No. 3650 with Findings and Conditions.

-Contact person, Chrissy Monfette (559) 600-4245, email: cmonfette@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

3. **VARIANCE APPLICATION NO. 4068** filed by **STEVEN OHANESIAN**, proposing to allow reduction of the side-yard setback to 3 feet (10-foot minimum required) and rear-yard setback to 8 feet 7 inches (20-foot minimum required) for an existing unpermitted 330 square-foot accessory housing unit, recognize the 7-foot side-yard setback for the existing single-family dwelling, and waive the maximum lot coverage to increase lot coverage to 36.3% (30% maximum allowed) on a 9,583 square-foot parcel in the R-1-AH(nb) (Single-Family Residential, 20,000 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District. The project site is located on the south side of East Kings Canyon Road, approximately 420 feet east of its nearest intersection with South Sunnyside Avenue, in a County island within the city limits of the City of Fresno (SUP. DIST. 5) (APN 474-042-11).

NOTE: This item was continued from the October 24, 2019 Planning Commission hearing.

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

-Staff Report Included

-Individual Noticing

4. **VARIANCE APPLICATION NO. 4071** filed by **TIM HALL**, proposing to allow construction of a 35-foot 8-inch-tall single-family residence (35-foot maximum allowed) with an 18-foot 8-inch front-yard setback (20-foot minimum required), 8-foot 8-inch rear-yard setback (20-foot minimum required), and total lot coverage of 48% (35% maximum allowed) on a 0.21-acre parcel in the R-1-B(c) (Single-Family Residential, 12,500 square-foot minimum parcel size, Conditional) Zone District. The subject parcel is located on the west side of Sunset Rock Road, approximately 254 feet northwest of its nearest intersection with Weldon Corral, located within the unincorporated community of Shaver Lake (SUP. DIST. 5) (APN 136-390-09).

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

-Staff Report Included

-Individual Noticing

5. **GENERAL PLAN CONFORMITY APPLICATION** filed by **SANGER UNIFIED SCHOOL DISTRICT**, proposing to acquire approximately 50.00 acres of property for a new K-12 Education Center campus (with related facilities) in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The proposed site is located on the west side of North McCall Avenue at the East Gettysburg Avenue alignment in the City of Clovis Sphere of Influence (SUP. DIST. 5) (APN: 571-010-10).

-Contact person, Marianne Mollring (559) 600-4569, email: mmollring@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

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

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. 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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