



# PLANNING COMMISSION AGENDA

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

Contact: Planning Commission Clerk  
Phone: (559) 600-4497  
Email: [knovak@fresnocountyca.gov](mailto:knovak@fresnocountyca.gov)  
Call Toll Free: 1-800-742-1011 – Ext. 04497

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

## ACTION SUMMARY August 13, 2020

### \* SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19 \*

*Due to the current Shelter-in-Place Order covering the State of California and Social Distance Guidelines issued by Federal, State, and Local Authorities, the County is implementing the following changes for attendance and public comment at all Planning Commission meetings until notified otherwise. The Board chambers will be open to the public. Any member of the Planning Commission may participate from a remote location by teleconference pursuant to Governor Gavin Newsom's executive Order N-25-20. Instructions about how to participate in the meeting will be posted to: <https://www.co.fresno.ca.us/planningcommission> 72 hours prior to the meeting date.*

- *The meeting will be broadcast. You are strongly encouraged to listen to the Planning Commission meeting at: <http://www.co.fresno.ca.us/PlanningCommission>.*
- *If you attend the Planning Commission meeting in person, you will be required to maintain appropriate social distancing, i.e., maintain a 6-foot distance between yourself and other individuals. Due to Shelter-in-Place requirements, the number of people in the Board chambers will be limited. Members of the public who wish to make public comments will be allowed in on a rotating basis.*
- *If you choose not to attend the Planning Commission meeting but desire to make general public comment on a specific item on the agenda, you may do so as follows:*

### **Written Comments**

- *Members of the public are encouraged to submit written comments to: [Planningcommissioncomments@fresnocountyca.gov](mailto:Planningcommissioncomments@fresnocountyca.gov). Comments should be submitted as soon as possible, but not later than 8:30am (15 minutes before the start of the meeting). You will need to provide the following information:*
  - *Planning Commission Date*
  - *Item Number*
  - *Comments*
- *Please submit a separate email for each item you are commenting on.*
- *Please be aware that public comments received that do not specify a particular agenda item will be made part of the record of proceedings as a general public comment.*
- *If a written comment is received after the start of the meeting, it will be made part of the record of proceedings, provided that such comments are received prior to the end of the Planning Commission meeting.*
- *Written comments will be provided to the Planning Commission. Comments received*

during the meeting may not be distributed to the Planning Commission until after the meeting has concluded.

- *If the agenda item involves a quasi-judicial matter or other matter that includes members of the public as parties to a hearing, those parties should make arrangements with the Planning Commission Clerk to provide any written materials or presentation in advance of the meeting date so that the materials may be presented to the Planning Commission for consideration. Arrangements should be made by contacting the Planning Commission Clerk at (559) 600-4230.*

**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.

- - AGENDA - -

### **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. Reports and presentations are also available on the County Website at: <http://www.co.fresno.ca.us/PlanningCommission>.

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL:**

**PRESENT:** Commissioners Abrahamian, Burgess, Carver, Chatha, Ede, Eubanks, Hill, Lawson and Woolf

**ABSENT:** None

#### **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. **VARIANCE NO. 4038 – TIME EXTENSION** filed by the **DUANE AND KAREN SOARES LIVING TRUST**, proposing to allow a one-year time extension to exercise Variance No. 4038,

which allows the creation of a 2.50-acre homesite parcel from an existing 39.10-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 S. Valentine Avenue, between W. Muscat and W. Central Avenues (3637 S. Valentine Avenue, Fresno, CA 93706) (Sup. Dist. 4) (APNs: 327-061-47 and -46; Previously: 327-061-27S).

**NOTE:** *The sole purpose of the public hearing for this item is to address the time extension request.*

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

-Staff Report Included

-Individual Noticing

ACTION: TIME EXTENSION GRANTED

## **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 at this hearing.

2. **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3662** filed by **STEPHEN SHEHADEY**, proposing to amend approved Conditional Use Permit (CUP) No. 3580 in order to allow the installation and operation of a Bloom Fuel Cell Energy Server. The proposed server would intake biogas produced by the digester in order to produce energy. The application would be installed in two phases: a 2-MW Bloom Server sized for current operations and a later upgrade to a 3-MW Bloom Server at such time as the dairy consolidation approved as part of CUP No. 3580 occurs. The subject parcel is located on the south side of Whitesbridge Avenue, between San Mateo Avenue and James Road (24387 W. Whitesbridge Avenue, Kerman) (Sup. Dist.1) (APN 015-100-21S). Take action on the Proposed Conditional Use Permit with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

3. **INITIAL STUDY APPLICATION NO. 7029 and UNCLASSIFIED CUP APPLICATION NO. 3512** filed by **GRANITE CONSTRUCTION COMPANY**, proposing to allow the expansion of an existing aggregate mining operation on a 299.11-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District in the unincorporated area of the County of Fresno and on a 202.54-acre parcel in the MBL (Light Manufacturing/Business) Zone District in the City of Coalinga. The project site is located on the north side of Cambridge Avenue, between Monterey Avenue and State Route 198/33, adjacent to and within the city limits of the City of Coalinga (38940 Highway 33, Coalinga) (SUP. DIST. 4) (APN 070-060-86S, 89S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7029, and take action on Unclassified CUP Application No. 3512 with Findings and Conditions.

-Contact person, Chris Motta (559) 600-4227, email: [cmotta@fresnocountyca.gov](mailto:cmotta@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

4. **INFORMATION/DISCUSSION ITEM:**

Report from staff on prior Agenda Items, status of upcoming Agenda, and miscellaneous matters.

-Contact person, David Randall (559) 600-4052, email: [drandall@fresnocountyca.gov](mailto:drandall@fresnocountyca.gov)

**RECUSED:** Commissioner Lawson

ACTION: REPORT GIVEN

DR:ksn

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