



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 September 10, 2020

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, Chatha, Eubanks, Hill, Lawson and Woolf

ABSENT: Commissioners Carver and Ede

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 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. 7677** and **VARIANCE APPLICATION NO. 4076** filed by **KERRY GERDTS**, proposing to reduce the minimum parcel size within the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to allow creation of an approximately 3.56-acre parcel from an existing 27.51-acre parcel that is dual zoned AL-20 and R-C-40 (Resource Conservation, 40-acre minimum parcel size). The subject parcel is located on the south side of Rainbow Avenue, approximately 1,204 feet west of its nearest intersection with Riverbend Avenue, and is approximately 1.37 miles northeast of the nearest city limits of the City of Sanger (SUP. DIST. 5) (APN 333-021-66). Adopt the Negative Declaration prepared for Initial Study Application No. 7677 and take action on Variance Application No. 4076 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

ACTION: ITEM REMOVED FROM AGENDA

3. **DIRECTOR REVIEW AND APPROVAL APPLICATION NO. 4616** filed by **JEFFREY T. ROBERTS**, proposing to allow construction of a 1,396 square-foot conventional home as a permanent second residence with the existing 1,740 square-foot conventional home to remain as the primary residence on a 0.78-acre parcel in the R-1-B(nb) (Single-Family Residential, 12,500 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District. The subject parcel is located on the north side of East Fairmont Avenue, approximately 400 feet east of its nearest intersection with North Wishon Avenue, and is located within a County island within the city limits of the City of Fresno (777 East Fairmont Avenue, Fresno, CA) (Sup. Dist. 2) (APN 425-070-20).

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

-Staff Report Included

-Individual Noticing

ACTION: THIS ITEM WAS CONTINUED TO THE OCTOBER 22, 2020 HEARING.

4. **INITIAL STUDY APPLICATION NO. 7014** and **AMENDMENT APPLICATION NO. 3812** filed by **CFX TRUCKING (GARY TOOR)**, proposing to rezone a 6.58-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District to allow a limited number of light industrial uses as requested by the Applicant pertaining to driver training schools; cold storage plants; aircraft, automotive and boat repair and maintenance; trucking yard terminals; manufacturing, compounding, processing, packing and wholesale and warehousing; and processing and fabrication of various materials. The subject parcel is located on the north side of E. North Avenue approximately 415 feet east of its intersection with S. Willow Avenue and 3,246 feet southeast of the nearest city limits of the City of Fresno (Sup. Dist. 4) (APN 316-071-48). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7014 and take action on Amendment Application No. 3812 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

ACTION: ITEM REMOVED FROM AGENDA

5. **INITIAL STUDY APPLICATION NO. 7799**, **AMENDMENT APPLICATION NO. 3841** and **DIRECTOR REVIEW AND APPROVAL APPLICATION NO. 4610** filed by **NUTRIAG USA, LTD.**, proposing to rezone two contiguous parcels totaling 2.6 acres from the M-1 (Light Manufacturing) Zone District to an M-3 (Heavy Industrial) Zone District to allow the expansion of an existing inorganic fertilizer manufacturing operation on an adjacent parcel onto the subject parcels. The subject parcels are located on the south side of H Street between North Biola Avenue (6th Street) and North 7th Street within the unincorporated community of Biola (4460 N. Biola Avenue, Biola) (SUP. DIST. 1) (APN 016-300-02, 17S, 18S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7799 and take action on Amendment Application No. 3841 and Director Review and Approval Application No.4610 with Findings and Conditions.

-Contact person, Ethan Davis (559) 600-9669, email: thdavis@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

6. **INITIAL STUDY APPLICATION NO. 7308** and **VARIANCE APPLICATION NO. 4026** filed by **GARY ROBERTS**, proposing to allow the creation of a 2.5-acre parcel and a 17.05-acre parcel from an existing 19.55-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the east side of Thompson Avenue, between Jensen and North Avenues, approximately 1.7 miles west of the City of Sanger (2374 S. Thompson Avenue, Sanger, CA) (Sup. Dist. 4) (APN 332-021-22).

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

-Staff Report Included

-Individual Noticing

ACTION: APPROVED WITH CONDITIONS

7. **GENERAL PLAN AMENDMENT NO. 559** and **ENVIRONMENTAL REVIEW NO. 7768** filed by the **COUNTY OF FRESNO DEPARTMENT OF PUBLIC WORKS AND PLANNING, DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION**, proposing to amend the Agriculture and Land Use Element of the Fresno County 2000 General Plan Policy Document to address the provisions of Senate Bill (SB) 244 with regard to disadvantaged unincorporated communities; and in the case of Fresno County specifically, legacy communities located within the unincorporated areas.

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

-Staff Report Included

-Public Noticing

ACTION: RECOMMENDED FOR APPROVAL

8. **GENERAL PLAN ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2019.** The Fresno County Department of Public Works and Planning, Development Services and Capital Projects Division staff will present information on implementation of the General Plan, including the Housing Element.

-Contact person, Derek Chambers (559) 600-4205, email: dchambers@fresnocountyca.gov or Mohammad Khorsand (559) 600-4230, email: mkhorsand@fresnocountyca.gov

-Staff Report Included

ACTION: RECEIVED REPORT AND RECOMMENDED THE BOARD OF SUPERVISORS NOT ACCEPT THE ANNUAL PROGRESS REPORT

9. **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

ACTION: REPORT GIVEN