



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
Call Toll Free: 1-800-742-1011 – Ext. 04497

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

AGENDA October 22, 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. 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) 600-9668 or at imoreno@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

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. ADOPTION OF ANNUAL CALENDAR

Consider and adopt the 2021 Planning Commission Hearing Calendar.

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. 7871** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3678** filed by **SARAH KING**, proposing to allow the installation of a new unmanned telecommunications facility in a 40' x 40' AT&T lease area that includes a 140' tall lattice tower and an 8' x 8' walk in closet and an emergency back generator. The project site is located on the east side of S. Anchor Avenue, approximately 1,400 feet north of its intersection with Adams Avenue, approximately 1,400 feet north of the nearest city limits of the City of Orange Cove (SUP. DIST. #4) (APN: 375-030-02). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7871 and take action on Unclassified Conditional Use Permit Application No. 3678 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

3. **INITIAL STUDY APPLICATION NO. 7556** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3626** filed by **JOHN EMMETT**, proposing to allow a solid waste processing facility consisting of an asphalt and concrete crushing operation that will produce recycled baserock, and have the subject materials stored onsite until it is delivered offsite on a 22.44-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the north side of East Kings Canyon Road approximately 1,980 feet west of its nearest intersection with North Del Rey Avenue and is approximately 1.57 miles northwest of the nearest city limits of the City of Sanger (APN: 314-120-35S) (SUP. DIST. 5). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7556 and take action on Unclassified Conditional Use Permit Application No. 3626 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

4. **VARIANCE APPLICATION NO. 4090** filed by **JENNA CHILINGERIAN** proposing to allow reduction of the minimum parcel size requirement of the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to allow creation of an approximately 5.21-acre parcel from an existing 32.17-acre parcel and 3.25-acre parcel, the remaining acreage is to be combined with APN 358-021-39 to result in an approximately 60.21-acre parcel. The project site is located on the east side of South McCall Avenue, approximately 1,290 feet north of its nearest intersection with East Dinuba Avenue, approximately 1,320 feet north of the city limits of the City of Selma (SUP. DIST.: 5) (APN 258-021-76, 78, and 39).

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

-Staff Report Included

-Individual Noticing

5. **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 residence with the existing square-foot conventional home to remain as the primary residence on a County parcel in R-3(nb) Single Family Residential, 12,500 square-foot minimum lot size neighborhood (Neighborhood Beautification Overlay) Zone District. The subject parcel is located on the north side of East Lyell 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).

NOTE: THIS ITEM HAS BEEN REMOVED FROM THE AGENDA PER THE REQUEST OF THE APPLICANT. WHEN RESCHEDULED, SEPARATE NOTICING WILL OCCUR.

6. **VARIANCE APPLICATION NO. 4053** filed by **BROOKS RANSOM ASSOCIATES**, proposing to allow a zero-foot side-yard setback for an existing 1,658 square-foot attached storage building. The proposed building is located on the east side of the lot and is required from the setback with a maximum height of six feet. The maximum height of the building is a five-foot side-yard setback with a minimum lot size of 12,500 square feet. The subject parcel is located on a 0.4-acre parcel in the R-3(nb) Single Family Residential, 12,500 square-foot minimum parcel size, Neighborhood Beautification Overlay) zone District. The subject parcel is located at the intersection of East Lyell Avenue and South Linda Lane, approximately 150 feet west of the nearest city limits of the City of Fresno (6425 East Lyell Avenue) (Sup. Dist. 5) (APN 313-172-10).

NOTE: THIS ITEM HAS BEEN REMOVED FROM THE AGENDA PER THE REQUEST OF THE APPLICANT. WHEN RESCHEDULED, SEPARATE NOTICING WILL OCCUR.

7. **ENVIRONMENTAL IMPACT REPORT APPLICATION NO. 7257** on the **FIFTH STANDARD SOLAR PROJECT COMPLEX** for **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATIONS NO. 3562, 3563, 3564** filed by **DRANDALL**, proposing to allow the construction and operation of a 150 megawatt (MW) solar photovoltaic (PV) generation facility, a 20 MW solar PV generation facility, and a 20 MW energy storage facility. The project site is in unincorporated Fresno County, approximately 2 miles east of Interstate 5 (I-5) and approximately 13 miles east of Coalinga. Lassen Avenue (California State Route [SR] 269) borders the eastern side of the property and is the only paved road adjacent to the project site. Trinity Avenue, Tractor Avenue, and Phelps Avenue intersect the project site, but are not improved roads. Nearby communities include Huron (1.5 miles north), Avenal (9 miles south), Kettleman City (12 miles southeast), and Coalinga (13 miles west). The project site is approximately 1,600 acres and comprises the following 12 Fresno County Assessor Parcel Numbers: 075-060-15S 075-070-34S 075-130-59S 075-060-52S 075-130-10S 075-130-60S 075-070-01S 075-130-12S 075-070-35S 075-070-32S 075-130-54S 075-070-33S.

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

-Staff Report Included

-Individual Noticing

8. **GENERAL PLAN AMENDMENT APPLICATION NO. 563** and **ZONE CODE TEXT AMENDMENT APPLICATION NO. 380** filed by **COUNTY OF FRESNO**, proposing to amend the Agriculture and Land Use Element of the General Plan to increase the residential density for various land use designations that accommodate housing development and to amend the text of the Fresno County Zoning Ordinance to address certain programs of the 5th Cycle

Housing Element and other mandated modifications. The proposed amendments are effective countywide.

-Contact person, Mohammad Khorsand (559) 600-4022, email: mkhorsand@fresnocountyca.gov or Chris Motta cmotta@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

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

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