



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

## AGENDA November 19, 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) 600-9668 or at [imoreno@fresnocountyca.gov](mailto: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.

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. 7808 and CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3670** filed by **BAKER COMMODITIES, INC.**, proposing to allow a cooker, condenser and a hopper within the proposed 870 square-foot expansion to an existing building, temporary storage of meat and bone meal, and increase in the raw material processing throughput rates at an existing animal rendering facility on a 39.10-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the southeast corner of Jensen and Lassen Avenues approximately one mile west of the nearest city limits of the City of Kerman (16801 W. Jensen Ave., Kerman) (SUP. DIST.: 1) (APN No. 020-042-03S).  
  
-Contact person, Ejaz Ahmad (559) 600-4204, email: [eahmad@fresnocountyca.gov](mailto:eahmad@fresnocountyca.gov)  
  
-Staff Report Included -Individual Noticing
  
3. **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; and allow two existing block walls to remain within the required front-yard setback with a maximum height of six feet-two inches where a three-foot maximum is allowed; and allow a five-foot side yard setback for a residential addition where a minimum of ten feet are required, and allow a zero-foot side yard setback for a residential roof overhang, where a minimum of 50 inches (four feet-two inches are required, on a 20,908 square-foot (0.48-acre) parcel in the R-1-AH (nb) (Single-Family Residential, 20,000 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).  
  
-Contact person, Jeremy Shaw (559) 600-4207, email: [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov)  
  
-Staff Report Included -Individual Noticing
  
4. **VARIANCE APPLICATION NO. 4084** filed by **C&A FARMS, LLC**, proposing to allow the creation of a 1.18-acre parcel from an existing 40.00-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the westside of South Rolinda Avenue, approximately one quarter-mile south of its intersection with West Jensen Avenue, approximately four and one half-miles east of the nearest city limits of the City of Fresno (2253 S. Rolinda Avenue, Fresno, CA) (Sup. Dist. 1) (APN 025-041-37S).  
  
-Contact person, Jeremy Shaw (559) 600-4207, email: [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov)  
  
-Staff Report Included -Individual Noticing
  
5. **TIME EXTENSION- DIRECTOR REVIEW AND APPROVAL APPLICATION NO. 4522 and VARIANCE APPLICATION NO. 4050** filed by **BIOLA COMMUNITY SERVICES DISTRICT,**

proposing to allow a one-year time extension to construct a 500,000-gallon water storage tank with booster pumps at the existing well site on a 0.45-acre parcel in the R-1 (Single-Family Residential) Zone District. The project also proposes to replace water services, install new 10-inch water mains to replace existing 6-inch and 8-inch water mains in selected areas of the Biola Community Services District, and replace all existing water meters throughout the District. A Variance is required to allow the installation of 6-foot-high fence and 6-foot-high wall within the front-yard and street side-yard setbacks (maximum height 3 feet); recognize the existing well and chlorine enclosure currently encroach on the side-yard setback; and allow the installation of new booster pumps with attenuation housing within the front-yard setback (20 feet required). The project site is located on the north side of West F Street, at its intersection with North Third Street, within the unincorporated community of Biola (SUP. DIST. 1) (APN 016-265-10T). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7384 and take action on Director Review and Approval Application No. 4522 and Variance Application No. 4050 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

6. **ENVIRONMENTAL REVIEW No. 7899, VARIANCE APPLICATION No. 4086, 4087, 4088, 4089** filed by **Claudia Cazares (City of Clovis)**, proposing to allow the installation of a 6-foot sound-wall within the side yard setback (reversed corner lot) at the subject parcels, required as a mitigation measure of the City of Clovis Shaw Avenue widening project. A Variance is required to allow the installation of a 6-foot-high fence within the front-yard and street side-yard setback. The project sites are located on the north side of Shaw avenue between Highland Avenue and McCall Avenue (Sup. Dist.: 5) (APN: 308-270-55) (APN: 308-160-27) (APN: 308-270-32) (APN: 308-160-20).

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

-Staff Report Included

-Individual Noticing

7. **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 construction of approximately 3.56-acre parcel from the existing 27.1-acre parcel that is dual zoned AL-20 and R-C-40 (Resource Conservation, 4-acre minimum parcel size). The subject parcel is on the south side of Rainbow Lane, approximately 1.37 miles northeast of the nearest city limits of the City of Sanger (SUP. DIST. 5) (APN 333-021-66).

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

8. **INITIAL STUDY APPLICATION NO. 7556 and UNCLASSIFIED 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).

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

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