



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 December 10, 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. **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3609 and INITIAL STUDY NO. 7441**, filed by **FOREFRONT POWER**, proposing to approve a one-year time extension for CUP 3609 which allows a 5 MWac solar photovoltaic power generation facility on

a 39-acre portion of a 79.7-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The project is located on West Jayne Avenue, 1.2 miles east of its intersection with State Route 33, and northerly adjacent to the nearest city limits of the City of Coalinga (SUP. DIST. 4) (APN 073-060-12). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7441 and take action on Unclassified Conditional Use Permit Application No. 3609 with Findings and Conditions.

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

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

-Staff Report Included

-Individual Noticing

2. **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3610 and INITIAL STUDY NO. 7442**, filed by FOREFRONT POWER, proposing to approve a one-year time extension for CUP 3610 which allows a one-megawatt photovoltaic solar power generation facility with related improvements on an approximately 11.5-acre portion of a 53.81-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northwest corner of Phelps Avenue and S. San Mateo Avenue approximately 875 feet east of the nearest city limits of the City of Coalinga (SUP. DIST. 4) (APN 070-070-62S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7442 and take action on Unclassified Conditional Use Permit Application No. 3610 with Findings and Conditions.

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

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

-Staff Report Included

-Individual Noticing

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 NO. 7787 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3684** filed by **Kevin Gallagher** proposing to allow unmanned telecommunications tower equipment on an existing PG&E transmission tower as well as ground equipment associated with the tower on a 274.95-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. (AE-40). The project site is located approximately 3,800 feet north of the intersection of Kamm Avenue and Interstate Route 5, approximately 5.9 miles of the nearest Community of the Three Rocks (SUP. DIST. 1) (APN 038-120-10). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7787 and take action on Unclassified Conditional Use Permit No. 3684 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

3. **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3689** filed by **John Merritt**, proposing to, Amend Conditional Use Permit No. 2861 to allow the addition the addition of an emergency diesel generator and enclosure to an existing telecommunications facility in the A-1 (Agricultural, 100,000 square feet parcel size) Zone District. The subject parcel is located at the end of Huntington Vista Road, approximately 10 miles north of the unincorporated community of Shaver Lake (Sup. Dist. 5) (APN 110-570-13u).

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

-Staff Report Included

-Individual Noticing

4. **INITIAL STUDY NO. 7578** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3636** filed by **MENTAR TURNA**, proposing to allow the addition of a station (Rural Residential, Commercial Center) to an existing minimum parcel size of a 38,200 square foot (0.8-acre) parcel in the RCC Commercial Center Zone District. The parcel is located on the southeast corner of Mill and National Avenues approximately 1,700 feet west of the nearest city limits of the City of Fresno, 3700 Mill Avenue, Fresno, (SUP. DIST. 1) (APN 449-090-26).

-Contact person, Ejaz Ahmad (559) 600-4204, email: eahmad@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

5. **VARIANCE APPLICATION NO. 4059** filed by **LAURENCIO VILLA**, proposing to allow the creation of a 16,186 square-foot parcel (Parcel 1) and two 7,075 square-foot parcels (Parcel 2 & Parcel 3) from an existing 0.69-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District; reduce the required lot width of Parcel 1 to 121 feet and Parcel 2 and Parcel 3 to 60.5 feet (165 feet required); reduce the required lot depth of Parcel 1 to 133.6 feet, and Parcel 2 and Parcel 3 to 116.9 feet (170 feet required) and allow 25 feet front yard setback for Parcel 2 and Parcel 3 (35 feet required). The project site is located on the north side of E. Belmont Avenue, on the northeast corner of its intersection with N. Fine Avenue, approximately 690 feet east of the nearest city limits of the City of Fresno. (4955 E. Belmont Avenue, Fresno) (SUP. DIST. 3) (APN 456-184-06).

-Contact person, Ejaz Ahmad (559) 600-4204, email: eahmad@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

6. **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3686** filed by **RAYMOND J. LYNOTT**, proposing to allow the use of a "High Intensity Park", also known as the "**Shredder Lake Project**", per Zoning Ord. Sec. 853-B.12 & .13, for the purpose of establishing a waterski club and events venue on an existing waterskiing lake. The project is located on the southwest corner of Belmont and Indianola Avenue, approximately two miles north of the City of Sanger, on 54.35 acres comprised of two parcels 314-031-73 & 74. (Sup. Dist. 5). And to adopt a Mitigated Negative Declaration based on Initial Study No. 7901 and take action on Unclassified Conditional Use Permit Application No. 3686 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

7. **AMENDMENT TO TEXT APPLICATION NO. 379** filed by **THE COUNTY OF FRESNO**, proposing to amend various sections of the Fresno County Zoning Ordinance to provide new fences requirements/restrictions in rural residential zone districts. Including, but not limited to, allowing increased fence heights and limiting the material utilized in their construction.

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

8. **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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