



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 November 19, 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, Carver, Chatha, Ede, Hill, Lawson, Woolf

ABSENT: Commissioner Eubanks

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.)

THERE WERE NO PUBLIC PRESENTATIONS FOR THIS HEARING.

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

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

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

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

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

-Staff Report Included

-Individual Noticing

ACTION: DENIED

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

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

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

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

7. **INITIAL STUDY APPLICATION NO. 7677 and VARIANCE APPLICATION NO. 4076** filed by **KERRY GERDTS**, proposing to reduce the minimum parcel size within the AE-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to allow creation of approximately 3.56-acre parcel from the existing 27.1-acre parcel that is currently zoned AE-20 and R-C-40 (Resource Conservation, 4-acre minimum parcel size). The subject parcel is on the south side of Rainbow Canyon, 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

-Staff Report Included

-Individual Noticing

ACTION: DENIED

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: NOTHING TO REPORT

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