



# 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>

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## ACTION SUMMARY October 22, 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.

#### 1. **ADOPTION OF ANNUAL CALENDAR**

Consider and adopt the 2021 Planning Commission Hearing Calendar.

ACTION: APPROVED

#### 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. 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](mailto:thdavis@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

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](mailto:tkobayashi@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

ACTION: THIS ITEM WAS CONTINUED TO THE NOVEMBER 19, 2020 HEARING WITH RE-NOTICING TO 22 PROPERTY OWNERS.

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](mailto:tkobayashi@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

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 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).

ACTION: THIS ITEM WAS CONTINUED TO A DATE UNCERTAIN AT THE REQUEST OF THE APPLICANT.

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, and allow two existing block walls 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 where a minimum of ten feet are required, for a residential addition, on a 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).

ACTION: THIS ITEM WAS CONTINUED TO A DATE UNCERTAIN AT THE REQUEST OF THE APPLICANT.

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 **RWE SOLAR DEVELOPMENT LLC.**, 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](mailto:drandall@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

RECUSED: Commissioner Woolf

ACTION: APPROVED

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](mailto:mkhorsand@fresnocountyca.gov) or Chris Motta [cmotta@fresnocountyca.gov](mailto:cmotta@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

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)

ACTION: REPORT GIVEN

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