



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 December 10, 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 Burgess, Chatha, Ede, Eubanks, Hill, Lawson, Woolf

ABSENT: Commissioner Abrahamian, Carver

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

ACTION: APPROVED

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

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 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

ACTION: APPROVED

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

ACTION: APPROVED

4. **INITIAL STUDY NO. 7578 and CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3636** filed by **MARITA TUNNA**, proposing to allow the addition of a gas station (Rural Residential Commercial Center) on an existing minimum lot size of a 38,720 square foot (0.8-acre) parcel in the RCC (Rural Commercial Center) Zone District. The project is located on the southeast corner of the intersection of Belmont Avenue, approximately 1,700 feet west of the nearest city limits of the City of Fresno, 3700 Belmont Avenue, Fresno, CA 93701 (SUP. DIST. 1) (APN 449-090-26).

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

-Staff Report Included

-Individual Noticing

ACTION: ITEM REMOVED FROM AGENDA

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

ACTION: APPROVED

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

ACTION: APPROVED

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

ACTION: APPROVED

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

ACTION: REPORT GIVEN

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