



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: imoreno@fresnocountyca.gov
Call Toll Free: 1-800-742-1011 – Ext. 04497

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

AGENDA June 24, 2021

*** 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. **CLASSIFIED CONDITIONAL USE PERMIT NO. 3478 – FOURTH ONE-YEAR TIME EXTENSION** filed by **SY N. LE**, proposing to grant a fourth and final one-year time extension to exercise Classified Conditional Use Permit No. 3478, which authorizes an approximately

3,939 square-foot religious facility with related improvements on a 2.50-acre parcel in the R-R(nb) (Rural Residential, two-acre minimum parcel size, Neighborhood Beautification Overlay) Zone District. The subject parcel is located on the northeast corner of McKinley Avenue and Blythe Avenue, approximately 40 feet east of the nearest city limits of the City of Fresno (4354 W. McKinley Avenue) (APN 312-082-14) (Sup. Dist.1).

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

-Contact person, Jeremy Shaw (559) 600-4207, email: jshaw@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

2. **TENTATIVE TRACT MAP NO. 6226 – TIME EXTENSION** filed by **Jeffrey T. Roberts**, proposing to grant a one-year time extension to exercise Tentative Tract Map No. 6226, which authorized a Planned Unit Development consisting of 80 single-family residential lots on a 25-acre portion of a 40-acre parcel in the R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District. The subject parcel is located within the Millerton New Town Specific Plan area, approximately 1,163 feet south of Millerton Road, and approximately 880 feet west of Marina Drive between approximately 2.2 miles east of the unincorporated community of Friant (APN 300-542-12) (Sup. Dist. 5).

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

-Contact person, Jeremy Shaw (559) 600-4207, email: jshaw@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

3. **TENTATIVE TRACT MAP NO. 5991 – TIME EXTENSION** filed by **REYNA REYES**, proposing to grant a one-year time extension to exercise Tentative Tract Map No. 5991, which authorizes the creation of a 68-lot planned residential development in the R-1-C (Single-Family Residential, 9,000 square-foot minimum parcel size) Zone District. The project site is located on the north side of Shaver Forest Road, approximately 530 feet northeast of its intersection with State Route 168 (Tollhouse Road), within the unincorporated community of Shaver Lake (APN 130-031-39) (Sup. Dist. 5).

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

-Contact person, Jeremy Shaw (559) 600-4207, email: jshaw@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. **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3706** filed by **3B DEVELOPMENT, INC.**, proposing to amend Conditional Use Permit No. 2956 to allow for a 50 percent lot coverage (maximum 40 percent allowed) and a 15-foot rear yard setback (minimum

20 feet required) for 133 lots in the Final Tract Map No. 6189 (Phase 2 of Vesting Tentative Tract Map No. 4968) on a 38.78-acre parcel in the R-1-C (c) (Single-family residential, 9,000 square feet minimum parcel size; Conditional) Zone District. The project site is located approximately 1,600 feet south of Millerton Road, 2,167 feet west of Marina Drive, and two miles east of the unincorporated community of Friant (300-542-10S & 11S) (Sup. Dist. 5).

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

-Staff Report Included

-Individual Noticing

3. **VARIANCE APPLICATION NO. 4107** filed by **Yamabe & Horn Engineering**, on behalf of **Cedar Avenue Properties, LTD.**, proposing to allow a 40-foot-tall refrigerated warehouse (maximum 35 feet allowed) for an existing fruit packing facility on a 23.35-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the east side of S. Cedar Avenue approximately 1,611 feet to the north from the intersection of S. Cedar and E. Manning Avenues and 3.3 miles west of the nearest city limits of the City of Fowler (APN: 335-170-23) (8570 S. Cedar Avenue, Fresno, CA) (Sup. Dist.4).

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

-Staff Report Included

-Individual Noticing

4. **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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