



# PLANNING COMMISSION AGENDA

Room 301, Hall of Records  
2281 Tulare Street  
Northwest Corner of Tulare & M  
Fresno, CA 93721-2198

Contact: Planning Commission Clerk  
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Web Site: <http://www.co.fresno.ca.us/PlanningCommission>

## ACTION SUMMARY June 24, 2021

### 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, Carver, Chatha, Ede, Eubanks, Ewell, Hill, and Woolf

**ABSENT:** Burgess

#### 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.

- 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](mailto:jshaw@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

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](mailto:jshaw@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

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](mailto:jshaw@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. **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](mailto:eahmad@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

ACTION: DENIED

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](mailto:eahmad@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

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](mailto:drandall@fresnocountyca.gov)

ACTION: REPORT GIVEN

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