



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>

AGENDA October 14, 2021

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. **TENTATIVE TRACT NO. 5050 – TIME EXTENSION** filed by **Jaime Bratton** proposing to grant a sixth one-year time extension for Tentative Tract No. 5050 and Classified Conditional Use Permit No. 3084, which authorized a 50-lot Planned Residential Development consisting of the division of a 22.84-acre parcel into 50 single-family residential lots with a minimum lot size of 2,262 square feet in the R-1-B(c) (Single-Family Residential, 12,500 square-foot minimum parcel size, Conditional) Zone District. The subject property is located on the west side of State Route 168 (Tollhouse Road) between Hillcrest Road and Sunset Vista Lane, within the unincorporated community of Shaver Lake (APN 130-031-46) (Sup. Dist. 5).

NOTE: The sole purpose of the public hearing 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. 5239 – TIME EXTENSION** filed by **Jaime Bratton** proposing to grant a third one-year time extension for Tentative Tract Map No. 5239 and Classified Conditional Use Permit No. 3157, which authorized a Planned Residential Development, consisting of 41 lots on two APN's totaling 164.53-acres, in the R-R (Rural Residential, two-acre minimum parcel size) Zone District. The subject property is located on the east side of Auberry Road between Caballero Road and Green Meadow Road, approximately 9 miles northeast of the City of Clovis (APN's 138-021-75, 76) (Sup. Dist. 5).

NOTE: The sole purpose of the public hearing 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. 5943 – TIME EXTENSION** filed by **Jaime Bratton** proposing to grant a one-year time extension for Tentative Tract Map No. 5943 and Classified Conditional Use Permit No. 3237, which authorized a Planned Unit Development consisting of the division of a 10.88-acre portion of three parcels totaling 151.32-acres parcel into 58 lots between 2,400 and 3,150 square-feet in size, in the R-2(c)(m) (Low Density Multiple-Family Residential, 6,600 square-foot minimum parcel size, Mountain Overlay Conditional) Zone District. The subject property is located within the Bretz Mountain Village Specific Plan area, on the southeast corner of the intersection of Bretz Road and Garnet Lane, approximately 1.2 miles south of the unincorporated community of Shaver Lake (APN's 130-040-23, 136-374-01, 130-920-17) (Sup. Dist. 5).

NOTE: The sole purpose of the public hearing 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. **INITIAL STUDY NO. 7938** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3690** filed by **CHENGUANG BIOTECH AMERICA**, proposing to allow a value-added agricultural facility that will consist of a processing facility for raw agricultural materials including tomato pumice, grape seed, and industrial hemp for extraction of lycopene and CBD oil, and distribution of produced products on a 20-acre portion of an existing 38.33-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located at the northwest corner of N. Chateau Fresno Avenue and W. Shields Avenue, approximately 0.53 miles west of the city limits of the City of Fresno (3025 N. Chateau Fresno Avenue /8008 W. Shields Avenue) (APN 512-120-19S) (Sup. Dist. 1). Adopt the Mitigated Negative Declaration prepared, based on Initial Study No. 7938, and take action on Classified Conditional Use Permit Application No. 3690 with Findings and Conditions.

-Contact person, Thomas Kobayashi (559) 600-4224, email: tkobayashi@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

3. **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

DR:jp

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