



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) 600-4230
Email: jpotthast@fresnocountyca.gov
Call Toll Free: 1-800-742-1011 – Ext. 04230

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

ACTION SUMMARY December 16, 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, Ewell, Hill, Woolf, and Zante

ABSENT: None

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. **SECONDARY ONE-YEAR TIME EXTENSION: INITIAL STUDY NO. 7442 AND UNCLASSIFIED CONDITIONAL USE PERMIT NO. 3610** filed by **JAMES ANDERSON**, proposing to allow a one-megawatt photovoltaic solar power generation facility with related improvements on an approximately 11.4-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 Ave and S. San Mateo Avenue approximately 875 feet east of the nearest city limits of the City of Coalinga (APN: 070-070-62S) (Sup. Dist. 4).

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

-Contact person, Elliot Racusin (559) 600-4245, email: eracusin@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.)

- 2. **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3655** and **PROPOSED MITIGATED NEGATIVE DECLARATION** based on **INITIAL STUDY NO. 7664** filed by **DAULAT SANDHU** proposing to allow a Rural Commercial Center consisting of a convenience store/fast-food restaurant and a gasoline fueling facility (fuel island canopy with gasoline pumps) and related improvements on an approximately 1.78-acre portion of a 4.99-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The project site is located on the northwest corner of W. Belmont and N. Cornelia Avenues approximately 2,190 feet south of the nearest city limits of the City of Fresno (APN: 312-390-13) (5064 W. Belmont Avenue) (Sup. Dist. 1).

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

-Staff Report Included

-Individual Noticing

ACTION: DENIED

- 3. **INITIAL STUDY NO. 8043** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 2707** filed by **CREG COX**, proposing to allow a farm supply sales office and farm supply storage building on a 2.6-acre parcel in the E-20 Executive Agriculture, 2-acre minimum parcel size. The project site is located on the north side of E. Adam Avenue approximately 626 feet east of its intersection with S. Buttonwillow Avenue and is approximately 1.15 miles north of the city limits of the City of Reedley (APN: 360-180-24S) (Sup. Dist. 4). Adopt the Mitigated Negative Declaration prepared for Initial Study No. 8043 and Application on Classified Conditional Use Permit Application No. 2707 with findings and conclusions.

NOTE: THIS ITEM IS PROPOSED TO BE CONTINUED AT A LATER DATE.

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

-Staff Report Included

-Individual Noticing

ACTION: CONTINUED ON TO JANUARY 27, 2022, PLANNING COMMISSION MEETING

- 4. **VARIANCE APPLICATION NO. 4114** filed by **WADE OBERMANN** proposing to allow 15 foot front-yard and street-side-yard setback where a minimum of 35 feet are required, to allow the construction of a 200 square foot detached personal storage building, on a 2.05-acre parcel in the R-R (Rural Residential, two-acre minimum parcel size) Zone District. The project site is located on the east side of Acorn Road between Sugarloaf Road and Old Appleberry Road and is approximately one-half mile north of the intersection of Acorn Road and Old Appleberry Road. (APN: 128-301-36) (41175 Acorn Road) (Sup. Dist. 5).

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

-Staff Report Included

-Individual Noticing

ACTION: ITEM REMOVED FROM AGENDA AND SCHEDULED FOR JANUARY 13, 2022.

- 5. **INITIAL STUDY NO. 7998** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3696** filed by **SAR 1, LLC.**, proposing to allow an anaerobic digester and biomethane facility to produce pipeline compliant biomethane gas for delivery to a utility owner

