



# 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 March 24, 2022

**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) 600-4230 or at [jpotthast@fresnocountyca.gov](mailto:jpotthast@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.

### **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.

There are no consent agenda items for this hearing.

#### **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. 8157** for **AMENDMENT TO TEXT NO. 382** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3727** filed by **ASSEMI GROUP, INC** proposing Amendment to Text No. 382 modifying the text of the Fresno County Zoning Ordinance to allow that Landscaping, Limited Agriculture, and Grazing to be permitted within or adjacent to the Millerton Specific Plan Area when supplied or irrigated with tertiary treated sewage effluent from a municipal sewage system within the: R-1-E (Single-Family Residential, 37,500 square-foot minimum parcel size) R-1-B (Single-Family Residential, 12,500 square-foot minimum parcel size), R-1-C (Single-Family Residential, 9,000 square-foot minimum parcel size), R-1 (Single-Family Residential, 6,000 square-foot minimum parcel size); and R-2 (Low Density Multiple Family Residential, 6,600 square-foot minimum parcel size) Zone Districts; and

Classified Conditional Use Permit Application No. 3727 to allow the distribution of tertiary-treated sewage effluent from an existing wastewater treatment facility through lines in the public rights-of-way to spray fields on approximately 158 acres of land within Millerton Specific Plan boundary specifically for Landscaping, Limited Agriculture, and Grazing.

The Millerton Specific Plan is located approximately 1.5 miles east of the unincorporated community of Friant. The spray field components of the project site are comprised of five areas with portions on a total of 10 Assessor's parcels totaling 158 acres of open land located on the south side of Millerton Road within the Millerton Specific Plan boundary. The effluent distribution lines to the spray fields will be located within the public rights-of-ways. (APNs: 300-340-13, 300-340-60, 300-542-07, 300-542-08, 300-542-13, 300-542-54, 300-542-55, 300-542-16, 300-542-27 and 300-542-51) (Sup. Dist. 5).

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

-Staff Report Included

-Individual Noticing

3. **INITIAL STUDY NO. 8142** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3722** filed by **FRANK RODRIGUEZ** proposing to amend Classified Conditional Use Permit Application No. 3404 to allow expansion of a commercial nut processing operation on a 19.72-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the east side of N. Siskiyou Avenue approximately 870 feet north of its intersection with W. Olive Avenue and is located approximately 1.4 miles north of the city limits of the City of Kerman (1750 N. Siskiyou Ave.) (APN: 015-315-25S) (Sup. Dist. 1).

-Contact Person, Thomas Kobayashi (559) 600-4224, email: [tkobayashi@fresnocountyca.gov](mailto:tkobayashi@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

4. **VARIANCE APPLICATION NO. 4126** filed by **STACEY MINTER** proposing to allow the creation of two, approximately one-half-acre parcels from an existing approximately one-acre parcel, allow 97 feet of width for each parcel where a minimum of 130 feet are required, and allow 5-foot side yard setbacks for both proposed parcels, where a minimum of 15 feet is required, in the R-A (Residential Agricultural, 36,000 square-foot minimum parcel size) Zone District. The subject parcel is located on the north side of De Woody 125 feet east of Veranda Avenue, within the unincorporated community of Laton (APN: 057-070-17) (6718 De Woody Avenue) (Sup. Dist. 4).

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

-Staff Report Included

-Individual Noticing

5. **Amendment to Text No. 381** filed by the **County of Fresno** proposing to modify the text of the Fresno County Zoning Ordinance to address programs identified in the 5th Cycle Housing Element (Program 10), recent litigation, and state mandated modifications related to Health and Safety Code Sections 17008, 17021.5, 17021.6 and 17021.8 for employee and farmworker housing.

-Contact Person, Chris Motta (559) 600-4227, email: [cmotta@fresnocountyca.gov](mailto:cmotta@fresnocountyca.gov)

-Staff Report Included

-Business Journal Noticing

6. **INFORMATION/DISCUSSION ITEM:**

Receive staff's presentation regarding the County's General Plan Review/Zoning Ordinance Update public outreach efforts and provide feedback to staff as deemed necessary.

-Contact person, Amina Flores-Becker (559) 600-4259, email: [afloresbecker@fresnocountyca.gov](mailto:afloresbecker@fresnocountyca.gov)

7. **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)

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