



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

AGENDA April 28, 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. 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. **VARIANCE APPLICATION NO. 4109, DIRECTOR REVIEW AND APPROVAL APPLICATION NO. 4662, INITIAL STUDY NO. 8090** proposing to allow the creation of a 37.64-acre, a 35.61-acre, a 4.62-acre, and a 2.02-acre parcel from two existing parcels totaling approximately 79.89-acres; allow an existing 1,368 square foot single-family dwelling to remain on the proposed 4.62-acre parcel as a permanent second residence, with an existing 1,646 square-foot primary residence; and allow a reduced front yard setback of 11 feet, where a minimum of 35 feet are required, for an existing 78 square-foot shed, in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the southeast and southwest corners of the intersection of S. Bryan Avenue and W. Harlan Avenue, approximately one mile northeast of the unincorporated community of Lanare (APN: 053-031-03S) (20140, 20141, 20142 S. Bryan Avenue) (Sup. Dist. 1).

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

-Staff Report Included

-Individual Noticing

3. **VARIANCE APPLICATION NO. 4128** proposing to allow a reduction in the minimum parcel size in order to allow for a mapping procedure in the creation of a 39.65-acre, a 39.35-acre, a 17.95-acre, and an 18.40-acre parcel, from two existing, approximately 57.67-acre parcels totaling 115.30-acres in the RC-40 (Resource Conservation, 40-acre minimum parcel size) Zone District. The subject parcels are located approximately one-third mile north of the intersection of State Route 180 (Kings Canyon Road) and State Route 245 (Pinehurst Road) and approximately 1.5 miles north of the unincorporated community of Pinehurst (APNs: 195-100-33, 195-100-34, 195-030-62, 195-030-63) (Sup. Dist. 5).

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

-Staff Report Included

-Individual Noticing

4. **VARIANCE APPLICATION NO. 4134 and ENVIRONMENTAL REVIEW NO. 8125** proposing to reduce front yard setback requirement in the AE-20 (Exclusive Agricultural, 20-acre minimum) Zone District and allow an as-built addition to encroach 14 feet of the required 35-foot setback. The subject parcel is located on the east side of S. Chestnut Avenue, 114 feet north of E. Clayton Ave., and approximately 2 miles south of the City of Fresno (APN: 340-170-10) (6649 S. Chestnut Ave.) (Sup. Dist. 4).

-Contact person, Marissa Parker (559) 600-9669, email: mparker@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

5. **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