



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 April 28, 2022

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, Arabian, Carver, Hill, Woolf, and Zante

ABSENT: Commissioners Chatha and Ewell

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

ACTION: APPROVED

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-acer 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

ACTION: APPROVED

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

ACTION: APPROVED

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