



# 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](mailto:jpotthast@fresnocountyca.gov)  
Call Toll Free: 1-800-742-1011 – Ext. 04230

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

## AGENDA May 19, 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.

1. **TENTATIVE TRACT MAP NO. 5393 – TIME EXTENSION** filed by **JEFFREY T. ROBERTS**, proposing to grant a one-year discretionary time extension to exercise Vesting Tentative Tract Map No. 5393, which authorizes a Planned Unit Development consisting of 275 single-family residential lots, two commercial lots, two undesignated lots, and other out lots on approximately 224-acres in the R-1-B(c) (Single-Family Residential, 12,500 square-foot minimum parcel size, Conditional), R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional), R-2(c) (Low Density Multiple-Family Residential, 6,600

square-foot minimum parcel size), C-M(c) (Commercial and Light Manufacturing), C-1(c) (Neighborhood Shopping Center), and R-E(c) (Recreational District, 2.0-acre minimum parcel size) Zone Districts. The subject property is located within the Millerton New Town Specific Plan, south of Millerton Road between the Brighton Crest Subdivision and the Friant Kern Canal, approximately 2.5 miles east of the unincorporated community of Friant (APN: 300-542-23, 26, and 35) (Sup. Dist. 5).

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

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

-Staff Report Included

-Individual Noticing

2. **TENTATIVE TRACT MAP NO. 5430 – TIME EXTENSION** filed by **JEFFREY T. ROBERTS**, proposing to grant a one-year discretionary time extension to exercise Vesting Tentative Tract Map No. 5430, which authorizes the division of 179.57 acres into 561 residential lots in the R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) and R-1-C(c) (Single-Family Residential, 9,000 square-foot minimum parcel size, Conditional) Zone Districts. The subject property is located on the north side of Millerton Road between Winchell Cove Road and the Friant-Kern Canal, within the Millerton New Town Specific Plan area, approximately 1.8 miles east of the unincorporated community of Friant (APNs: 300-021- 27S, 300-032-12S, 300-340-01S, 300-340-03S, 300-340-30S, 300-032- 66S) (Sup. Dist. 5).

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

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

-Staff Report Included

-Individual Noticing

3. **TENTATIVE TRACT MAP NO. 6226 – TIME EXTENSION** filed by **JEFFREY T. ROBERTS**, proposing to grant a one-year time extension to exercise Tentative Tract Map No. 6226, which authorized a Planned Unit Development consisting of 80 single-family residential lots on a 25-acre portion of a 40-acre parcel in the R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District. The subject parcel is located within the Millerton New Town Specific Plan area, approximately 1,163 feet south of Millerton Road, and approximately 880 feet west of Marina Drive between approximately 2.2 miles east of the unincorporated community of Friant (APN: 300-542-12) (Sup. Dist. 5).

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

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

-Staff Report Included

-Individual Noticing

4. **TENTATIVE TRACT MAP NO. 5771 – TIME EXTENSION** filed by the **ASSEMI GROUP** proposing to grant a one-year discretionary time extension to exercise Tentative Tract Map No. 5771, which authorized a planned residential development consisting of 79 single-family residential lots and a 10.14-acre remainder lot totaling approximately 37.24 acres in the R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) and R-2(c) (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size, Conditional) Zone Districts. The subject property is located south of Marina Drive within the Millerton New Town Specific Plan area between the Brighton Crest Subdivision and the Friant-Kern Canal, approximately 2.5 miles east of the unincorporated community of Friant (APN: 300-542-19 & 21) (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](mailto: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. **VARIANCE APPLICATION NO. 4127** filed by **BILL SYKES** proposing to allow the creation of a 3.3-acre parcel from an existing 18.95-acre parcel within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the east side of N. McCall Ave., 700-feet south of Manning Ave., 0.7-miles north of the City of Selma (APN: 358-021-12) (9240 S. McCall Ave.) (Sup. Dist. 4).

-Contact person, Elliot Racusin (559) 600-4245, email: [eracusin@fresnocountyca.gov](mailto:eracusin@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

3. **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3730** filed by **SEAN MOSS** proposing to allow an existing (E) 60-foot telecommunications tower on a 2.02-acre parcel within the R-R (Rural Residential, 2-acre minimum parcel size) Zone District. Telecommunications tower shall provide wireless internet services to 177 Fresno County residents. The project site is located on the southwest corner of E. Olive Ave. and N. DeWolf Ave. approximately 1.10-miles northeast from the City of Fresno (APN: 310-152-01) (8083 E. Olive Ave.) (Sup. Dist. 5).

-Contact person, Elliot Racusin (559) 600-4245, email: [eracusin@fresnocountyca.gov](mailto:eracusin@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

4. **VARIANCE APPLICATION NO. 4125** filed by **LARRY KING** proposing to allow for the creation of 4 substandard lots and a remainder and waive road frontage from an existing 10-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum) Zone District. The project site is located on the northwest corner of side of 6th Ave Drive and Mehlert Avenue, adjacent to the City of Kingsburg to the east (APN: 395-030-11) (863 6th Ave. Drive) (Sup. Dist. 4).

-Contact person, Elliot Racusin (559) 600-4245, email: [eracusin@fresnocountyca.gov](mailto:eracusin@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

5. **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3719** filed by **FIVE PONTS PIPELINE, LLC** proposing to amend Unclassified CUP 3642 to allow the expansion of a previously approved biomethane clean-up facility to include the installation and operation of an ambient biomethane reception facility with a sept biomethane gas by the transfer from off-site dry generators, in conjunction with an existing natural gas pipeline. The project site is located on approximately 14,000 square foot portion of a parcel occupied by the open sky air. The project site is located on the west side of Elkhorn Grade approximately 0.6 of one-mile southwest of its intersection with W. Elkhorn Avenue, and approximately five (5) and one-quarter miles northwest of the unincorporated community of Lanare (APN: 050-170-48S) (12103 Elkhorn Avenue) (Sup. Dist. 1).

**CANCELLED**

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

-Staff Report Included

-Individual Noticing

6. **INITIAL STUDY NO. 8133** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3720** filed by **WESTSIDE FARMERS COOPERATIVE GINS, INC.** proposing to allow the development and operation of an almond hulling/shelling facility within existing buildings previously used as part of a cotton gin operation, on a 21.41-acre parcel, along with an adjacent 43.83-acre and 94.40-acre parcel for temporary product storage, in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the south side of W. Clayton Avenue 1,000 feet west of S. Tuolumne Avenue, and approximately 2.30 miles west-southwest of the unincorporated community of Tranquillity (APNs: 028-041-16S,028-041-62S,028-081-53S) (28285 W. Clayton Avenue) (Sup. Dist. 1).

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

-Staff Report Included

-Individual Noticing

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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