



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 June 9, 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. **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3725** and **INITIAL STUDY NO. 8152** filed by **DANIEL MOSTO** proposing to allow a solid waste processing facility (reconditioning and refurbishing of bulk containers and drums) on a 2.16-acre parcel within the M-3 (Heavy Industrial) Zone District. The subject parcel is located on the south side of E. Jensen Ave., 190 feet east of S Maple Ave., contiguous to the city limits of the City of Fresno to the north (APNs: 487-070-45 & 46) (4646 E. Jensen Ave.) (Sup. Dist. 3).

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

-Staff Report Included

-Individual Noticing

3. **CLASSIFIED VARIANCE APPLICATION NO. 4123** filed by **DAVID HORN** proposing to create a 13.45-acre parcel from two parcels, a 22.98-acre parcel and a 27.1-acre parcel and was cancelled from the agenda. The subject parcels are located on the west side of E. Sanger CA 93657) (Sup. Dist. 5).

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

-Staff Report Included

-Individual Noticing

4. **VARIANCE APPLICATION NO. 4118** filed by **JENNA CHILINGERIAN** proposing to waive road frontage and minimum lot requirement in the AE-20 (Exclusive Agricultural 20-acre minimum parcel size) Zone District to allow for the creation of two parcels: Parcel A (1.19-acres) and Parcel B (1.13-acre) from the existing 2.32-acre parcel. The subject parcel is located on the west side of N. Minnewawa Avenue 850 feet south of E. Copper Avenue approximately 0.9 miles east from the City of Clovis (APN: 580-050-28) (10801 N. Minnewawa Avenue) (Sup. Dist. 1).

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

-Staff Report Included

-Individual Noticing

5. **VARIANCE APPLICATION NO. 4115** filed by **RONALD SILVA** proposing to Allow a waiver of the minimum lot size requirement into three lots and a minor variance to reduce the width of parcel A (2.25-acre) and parcel C (2.25-acre) by 6% from the development plans for parcel B (2.7-acre) and allow for a mapping procedure for the creation of three parcels from an existing 7.18-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the south side of E. Behymer Avenue 1,000 feet east of N. Sunnyside Avenue, approximately 0.43 miles southwest of the City of Clovis (APN: 557-011-63) (5187 E. Behymer Ave.) (Sup. Dist. 5).

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

-Staff Report Included

-Individual Noticing

6. **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3723** and **INITIAL STUDY NO. 8148** filed by **JAMES AND LOUELLA BRATTON** proposing to allow a high-intensity park with related improvements for weddings, receptions, birthdays, anniversaries, and company parties on an approximately 10-acre portion of three parcels totaling 57.91 acres in size in the R-R(c) (Rural Residential, 2-acre minimum parcel size, Conditional) Zone

District. The project is located on the north side of Auberry Road, approximately 5.3 miles northeast of its intersection with E. Copper Avenue and 3.1 miles southeast of the unincorporated community of Friant (APN: 300-370-23, 24 & 25) (16399 Auberry Road, Clovis) (Sup. Dist. 5).

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

-Staff Report Included

-Individual Noticing

7. **TENTATIVE TRACT MAP APPLICATION NO. 6334** and **INITIAL STUDY NO. 7905** filed by **EDWARD BARTON** proposing to Allow the creation of a nine-lot subdivision from a 19.76-acre parcel with which lot containing (minimum) of two-lots, in the R-R (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the west side of N. Green Road approximately 0.6 miles south of Elkhorn Avenue, and approximately 5.3 miles northwest of the unincorporated community of Clovis (APN: 300-370-23, 24 & 25) (16399 Auberry Road, Clovis) (Sup. Dist. 5).

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

-Staff Report Included

-Individual Noticing

8. **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3719** filed by **ERIC TE VELDE** 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 a biomethane reception facility, which will accept biomethane gas transported by tube trailer from off-site dairy digesters, in conjunction with an existing natural gas pipeline injection operation, on an approximately 14,000 squarefoot portion of an existing 508.93-acre parcel occupied by the Open Sky Dairy, in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. 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 5.25 miles northwest of the unincorporated community of Lanare (APN: 050-170-48S) (12103 Elkhorn Avenue) (Sup. Dist. 1).

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

-Staff Report Included

-Individual Noticing

9. **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