



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 August 11, 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. **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3741** and **INITIAL STUDY NO. 8229** filed by **TOM JOHNSON** proposing to allow the installation of a new 135-foot tall self-support lattice tower with up to twelve (12) panel antennas, (15) remote radio units (RRUs), and (3) surge suppressors on a 4.19-acre parcel within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. As part of this installation there will be a new equipment enclosure that will accommodate the radio cabinets and backup generator adjacent to this tower. Lease area anticipated to be 875 square feet. The subject parcels are located on the east side of N. Biola Ave., 180-feet south of H St., fronting south from the unincorporated community of Biola (APNs: 016-300-03s, 016-300-21s, 016-300-23s) (4500 N. Biola Ave.) (Sup. Dist. 1).
 - Contact person, Elliot Racusin (559) 600-4245, email: eracusin@fresnocountyca.gov
 - Staff Report Included
 - Individual Noticing

3. **VARIANCE APPLICATION NO. 4132** and **INITIAL STUDY NO. 8213** filed by **JAMIE MADRID** proposing to allow the creation of a 2.53-acre and a 29.67-acre parcel from an existing 32.20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the south side of E. Fantz Ave., 0.27-miles east of S. Newmark Ave. The parcel is approximately 0.32-miles northeast from the community of Sanger (APNs: 350-170-34 & 350-170-28s) (14293. E. Fantz Ave.) (Sup. Dist. 4).
 - Contact person, Elliot Racusin (559) 600-4245, email: eracusin@fresnocountyca.gov
 - Staff Report Included
 - Individual Noticing

4. **CONDITIONAL USE PERMIT APPLICATION NO. 3724** and **VARIANCE APPLICATION NO. 4135** and **INITIAL STUDY NO. 8151** filed by **JERRY MELE** proposing to allow a commercial fruit cold storage/packing facility, and to consider approving a Variance to allow a height improvement from the 35 feet maximum to 41 feet 8.875 inches on a 76.22-acre parcel in the AE-20 (Exclusive Agriculture 20-acre minimum parcel size) Zone District. The project site is located on the northeast corner of E. McKenzie and N. Oliver Avenue approximately 9.2 miles east of the City of Fresno (APN: 333-082-01) (Sup. Dist. 5).
 - Contact person, Ricky Vang (559) 600-4224, email: ricvang@fresnocountyca.gov
 - Staff Report Included
 - Individual Noticing

5. **CONDITIONAL USE PERMIT APPLICATION NO. 3743** and **INITIAL STUDY NO. 8231** filed by **GREG COX** proposing to allow a farm supply sales office and farm supply storage on a 3-acre portion of a 19.1-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the west side of S. Alta Ave., 671 feet north of E. Parlier Ave. approximately 1.6 miles east of the City of Fresno (APN: 373-340-14) (8249 S. Alta Ave.) (Sup. Dist. 4).
 - Contact person, Ricky Vang (559) 600-4224, email: ricvang@fresnocountyca.gov
 - Staff Report Included
 - Individual Noticing

6. **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 each lot containing a minimum of two-acres, in the R-R (Rural Residential, two-acre minimum parcel size) Zone District. The subject parcel is located on the west side of N.

Greenwood Avenue approximately 600 feet south of Clinton Avenue, approximately three miles southeast of the City of Clovis (APN: 309-191-85) (2383 N. Greenwood Ave.) (Sup. Dist. 5).

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

-Staff Report Included

-Individual Noticing

7. **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3692** and **INITIAL STUDY NO. 7948** filed by **SCI FRESNO MEMORIAL GARDENS** proposing to amend Special Use Permit (CUP) No. 270 and allow the construction and operation of a new funeral chapel facility consisting of a 13,939 square-foot building with related offices westerly adjacent to the existing cemetery, on a portion of a 38.55-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the southeast corner of the intersection of W. Whitesbridge Ave. (State Route 180) and S. Polk Ave. approximately one mile west of the City of Fresno (APN: 326-030-81S, 07S, & 10) (175 S. Cornelia Avenue) (Sup. Dist. 1).

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

-Staff Report Included

-Individual Noticing

8. **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

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