



# 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 October 27, 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.

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. **ADOPTION OF ANNUAL CALENDAR**

Consider and adopt the 2023 Planning Commission Hearing Calendar.

-Contact person, David Randall (559) 600-4052, email: [drandall@fresnocountyca.gov](mailto:drandall@fresnocountyca.gov)

-Staff Report Included

3. **AMENDMENT APPLICATION NO. 3846, SITE PLAN REVIEW APPLICATION NO. 8226, and INITIAL STUDY NO. 8045** filed by **ART LANCASTER** proposing to allow the rezoning of a 19.98-acre parcel from the existing AL-20 (Limited Agricultural; 20-acre minimum parcel size) Zone District to the M-2 (General Industrial) Zone District, and approve a Site Plan Review for a commercial truck maintenance facility with related improvements on a 2.12-acre portion of the subject parcel. The subject parcel located on the northeast corner of South Maple Avenue and East American Avenue approximately one-half mile south of the City of Fresno (APN: 330-212-38) (4780 S. Maple Avenue) (Sup. Dist. 3).

-Contact Person Ejaz Ahmad (559) 600-4204 Email: [eahmad@fresnocountyca.gov](mailto:eahmad@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

4. **DIRECTOR REVIEW AND APPROVAL APPLICATION NO. 4714** filed by **JEFFREY T. ROBERTS** proposing to allow approximately 1,168 square feet of aggregate area for accessory buildings in the required side yards, where a maximum of 500 square feet of aggregate area are allowed; to accommodate an existing detached storage building and two proposed detached garages, on a 0.78-acre parcel in the R-1-B(nb)(Single Family Residential, 12,500 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District. The subject property is located on the north side of E. Fairmont Avenue, approximately 430 feet east of its intersection with N. Wishon Avenue, and approximately 980 feet east-southeast of the nearest city limits of the City of Fresno (APN: 425-070-20) (777 E. Fairmont Ave.) (Sup. Dist. 2).

-Contact Person Jeremy Shaw (559) 600-4207 Email: [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

5. **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](mailto:eracusin@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

**Note: This item is continued from August 11, 2022 Planning Commission Hearing.**

6. **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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