



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>

ACTION SUMMARY October 27, 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, Chatha, Hill, and Woolf

ABSENT: Commissioners Ewell and Zante

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 were no Consent Items

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.)

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2. ACTION: **APPROVED**

ADOPTION OF ANNUAL CALENDAR

Consider and adopt the 2023 Planning Commission Hearing Calendar.

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

-Staff Report Included

3. ACTION: **APPROVED**

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

-Staff Report Included

-Individual Noticing

4. ACTION: **TECHNICAL DENIAL**

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

-Staff Report Included

-Individual Noticing

5. ACTION: **APPROVED**

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-foot 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

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

DR:jp

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