



# PLANNING COMMISSION AGENDA

Room 301, Hall of Records  
2281 Tulare Street  
Northwest Corner of Tulare & M  
Fresno, CA 93721-2198

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## ACTION SUMMARY

June 13, 2024

### 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: <https://www.fresnocountyca.gov/PlanningCommission>.

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

**PRESENT:** Commissioners Abrahamian, Arabian, Carver, Hill, Whelan, Zante

**ABSENT:** Commissioners Borchardt, Chatha, and Quist,

#### 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.

#### No Items on Consent Agenda

#### 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**

**Variance Application No. 4166**, filed by **William S. Smittcamp**, proposing to allow for the creation of two substandard parcels a 10.19-acre parcel and a 10.02-acre parcel from an existing 20.21-acre parcel, in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the east side of Peach Avenue, 350 feet north of Behymer Avenue, approximately 1-mile from the City of Clovis, (APN: 580-072-19) (10152 N. Peach Avenue), (Sup. Dist. 5).

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3. ACTION: **APPROVED**

**Director Review and Approval Application No. 4760**, filed by **Charles and Tamara Maxwell**, proposing to allow boarding of 15 horses in covered boarding stalls at an existing commercial horse arena previously authorized by Director Review and Approval No. 4112 located on a 40.05-acre parcel in the AL-40 (Limited Agricultural, 40-acre minimum parcel size) Zone District. The subject parcel is located on the west side of Rusty Spur Lane (a private road), approximately 710 feet south of its intersection with Millerton Road, approximately three miles east of the unincorporated community of Friant (10925 Rusty Spur Lane, Clovis (APN: 138-061-49) (Sup. Dist. 5)

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4. ACTION: **APPROVED**

**Amendment Application No. 3852, Variance Application No. 4170, Site Plan Review Application No. 8299**, and **Initial Study No. 8337**, filed by **Khushpal Singh** proposing to allow the rezoning of a one-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-1 (c) (Light Manufacturing; Conditional) Zone District with limited industrial uses; allow a five-foot side yard setback (15-foot required) to accommodate a grocery store on the parcel; and approve a Site Plan Review for the proposed store. The subject parcel is located on the southwest corner of East North Avenue and South Chestnut Avenue approximately 1,285 feet south of the nearest City of Fresno boundary (APN: 330-050-03) (3035 S. Chestnut Avenue) (Sup. Dist. 3).

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5. **INFORMATION/DISCUSSION ITEM:**

Report from staff on prior Agenda Items, status of upcoming Agenda, and miscellaneous matters.