



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

AGENDA June 13, 2024

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) 600-5473 or at ecalvillo@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: <https://www.fresnocountyca.gov/PlanningCommission>.

PLEDGE OF ALLEGIANCE

ROLL CALL

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. **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).

-Contact Person Reymundo Peraza (559) 600- 4224 Email: rperaza@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

3. **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)

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

-Staff Report Included

-Individual Noticing

4. **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).

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

-Staff Report Included

-Individual Noticing

5. **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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