



PLANNING COMMISSION AGENDA

Room 301, Hall of Records
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ACTION SUMMARY

June 27, 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, Chatha, Hill, Quist, Whelan, and Zante

ABSENT: Commissioner Borchardt

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. ACTION: **APPROVED**

General Plan Amendment Application No. 574; Amendment Application No. 3867 filed by the **County of Fresno, Department of Public Works and Planning**, to amend County of Fresno General Plan to include an approximately 17.75-acre (gross 20 acres) parcel of land into General Plan Policy LU-E.24 and in Figure LU-4 of the approved General Plan policy document, change the land use designation of the parcel from Agriculture to Rural Residential, and rezone the parcel from AE-20 (Exclusive Agricultural; 20-acre minimum parcel) Zone District to AL-20 (Limited Agricultural; 20-acre minimum parcel) Zone District. The subject parcel is located on the west side of Auberry Road approximately 1,205 feet north of its intersection with Reno Avenue, and 1.1 miles northeast of the nearest city limits of the City of Fresno (APN: 300-320-19S) (Sup. Dist. 5).

3. ACTION: **APPROVED**

Variance No. 4167 and **Environmental Review No. 8549**, filed by **Dustin Hamel** proposing to waive road frontage (165 foot minimum) to create a gated community consisting of five parcels:(Parcel 1: 2.15-acre, Parcel 2: 2.15-acre, Parcel 3: 2.25-acre, Parcel 4: 2.25-acre, Remainder Parcel: +/-11.86-acres) on a 20.66-acre parcel located within the R-R (Rural Residential, two-acre minimum parcel size) Zone District. The subject parcel is located on the south side of E. Herndon Ave., 580-feet west of N. McCall Ave., approximately 1.15-miles northeast from the city limits of the City of Clovis (APN: 308-280-42) (Section 6 Township 13s Range 22e) (Sup. Dist. 5).

4. ACTION: **APPROVED**

UNCLASSIFIED CONDITIONAL USE PERMIT NO. 3764, and **INITIAL STUDY NO. 8403** filed by **Randall and Earlynn Miles** proposing to allow an 8.8-megawatt (MW) photovoltaic solar facility and related facilities on a 39.8-acre portion of a 56.70-acre parcel within the AE-20 (Exclusive Agriculture, 20-acre minimum parcel size) and ACC (Agricultural Commercial Center) Zone Districts. The subject parcel is located on the northwest corner of W. Althea Ave. and N. Russell Ave., approximately 9.17-miles west from the City of Firebaugh (APN: 004-120-02) (48054 W. Althea Ave. Firebaugh) (Sup. Dist. 1).

5: ACTION: **APPROVED**

Amendment Application No. 3856 and **Initial Study No. 8389** filed by **Lauren Burgess** proposing to rezone an existing 2.15-acre dual zoned M-3 (C) (General Industrial, Conditional) and C-M (C) (Commercial and Light Manufacturing, Conditional) to a single zoning of C-M (C)(Commercial and Light Manufacturing, Conditional). Proposed uses include: Wholesaling and Warehousing, Caretakers' Residence, Taxidermist, Advertising Structures, and Signs. The subject parcel is located on the southwest corner of E. Central Ave. and S. Peach Ave., approximately 1.05-miles south from the City of Fresno (APN: 331-090-92) (3967 E. Central Ave.) (Sup. Dist. 4).

6. **INFORMATION/DISCUSSION ITEM:**

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

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