



PLANNING COMMISSION AGENDA

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

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

AGENDA August 22, 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

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.

- INITIAL STUDY NO. 8148, UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3723–TIME EXTENSION 1** filed by **DIRK POESCHEL** proposing to grant a first one-year time extension to exercise Unclassified Conditional Use Permit Application No. 3723, which authorizes a high-intensity park with related improvements for weddings, receptions, birthdays, anniversaries,

and company parties on an approximately 10-acre portion of three parcels totaling 57.91 acres in size in the R-R(c) (Rural Residential, 19-acre minimum parcel size, Conditional) Zone District. The project is located on the north side of Auberry Road, approximately 5.3 miles northeast of its intersection with E. Copper Avenue and 3.1 miles southeast of the unincorporated community of Friant (16399 Auberry Road, Clovis) (Sup. Dist. 5) (APN: 300-370-23, 24 & 25).

-Contact Person Alyce Alvarez (559) 600- 9669 Email: alyalvarez@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

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. **UNCLASSIFIED CONDITIONAL USE PERMIT NO. 3794 AND INITIAL STUDY NO. 8574** filed by **SAC WIRELESS, COURTNEY STANDRIDGE**, proposing to allow an unmanned freestanding 100-foot tall monopine style co-locatable wireless telecommunications facility on a 40.08-acre parcel within the R-R (Rural Residential) Zone District. The subject parcel is located approximately 180 feet south of Auberry Road (State Route 168), 535 feet east of Morgan Canyon Road (State Route 168) and thirteen miles northeast of the City of Clovis (APN: 118-422-57) (30663 Lockwood Lane, Prather) (Sup. Dist. 5).

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

-Staff Report Included

-Individual Noticing

3. **INITIAL STUDY No. 8168; CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3729**, filed by **HARPREET SINGH & HARMEET K. MAND**, proposing to allow a carwash, automobile service station, convenience store, and a retail building/commercial business suite on an approximately 2.5-acre portion of a 4.44-acre parcel in the C-6 (General Commercial) Zone District. The subject parcel is located on the south side of Auberry Road (State Route 168) approximately 750 feet north of Lockwood Lane and 11.2 miles northwest of the City of Clovis. (APN: 118-422-69) (29650 Auberry Road, Prather) (Sup. Dist. 5).

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

-Staff Report Included

-Individual Noticing

4. **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3721 AND INITIAL STUDY NO. 8135** filed by **SARAI RAMIREZ (SELMA CEMETERY DISTRICT)**, proposing to allow the development and operation of a new cemetery, with caretakers residence, on a 17.70-acre parcel in the AE 20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the southwest corner of the intersection of E. Nebraska Avenue and S. Bethel Avenue approximately one mile east of the nearest city limits of the City of Selma (APN: 393-071-18T) (Sup. Dist. 4).

-Contact Person Jeremy Shaw (559) 600- 4207 Email: jshaw@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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