



PLANNING COMMISSION AGENDA

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

Contact: Planning Commission Clerk
Phone: (559) 600-5473
Email: ecalvillo@fresnocountyca.gov
Call Toll Free: 1-800-742-1011 – Ext. 05473

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

AGENDA JUNE 27, 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

There are 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.)
2. **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).

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

-Staff Report Included

-Individual Noticing

3. **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).

-Contact Person Elliot Racusin (559) 600-4245 Email: eracusin@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

4. **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).

-Contact Person Elliot Racusin (559) 600-4245 Email: eracusin@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

5. **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.

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

DR:ec

G:\4360Devs&PIn\PROJSEC\PLANNING COMMISSION\Agendas and Action Summaries\2024-06-27 Agenda.pdf