



PLANNING COMMISSION AGENDA

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ACTION SUMMARY

May 16, 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 Arabian, Zante, Whelan, Chatha, Hill, Quist, Borchardt and Carver

ABSENT: Commissioners Abrahamian

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.

1. ACTION: **POSTPONED TO JULY 18, 2024 MEETING**

TENTATIVE TRACT MAP NO. 5771 TIME EXTENSION 5 filed by **JEFFREY ROBERTS ASSEMI GROUP INC / 104 INVENTMENTS LLC.** proposing to grant a fifth one-year

discretionary time extension to exercise Tentative Tract Map No. 5771 which authorized a
proposed development consisting of single-family residential lots and a
approximately 600 square foot minimum parcel size, Conditional and Residential Multiple-Family
Residential, 600 square foot minimum parcel size, Conditional, Zone District. The subject
property is located south of Marina Drive within the Millerton New Town Specific Plan area
between the Brighton Crest Subdivision and the Friant-Kern Canal, approximately 2.5 miles
east of the unincorporated community of Friant (APN: 300-542-19 & 21) (Sup. Dist. 5).

POSTPONED

2. ACTION: **POSTPONED TO JULY 18, 2024 MEETING**

TENTATIVE TRACT MAP NO. 5430 TIME EXTENSION NO. 5 filed by **JEFFREY ROBERTS**

ASSEMI GROUP INC / 104 INVENTMENTS LLC. proposing to grant a fifth one-year
discretionary time extension to exercise Tentative Tract Map No. 5430, which
authorizes the division of 57 acres into single-family residential lots.

POSTPONED

Residential, 6,000 square-foot minimum parcel size, Conditional) and R-1-C(c) (Single-Family Residential, 9,000 square-foot minimum parcel size, Conditional) Zone Districts. The subject property is located on the north side of Millerton Road between Winchell Cove Road and the Friant-Kern Canal, within the Millerton New Town Specific Plan area, approximately 1.8 miles east of the unincorporated community of Friant (APNs: 300-021-27S, 300-032-12S, 300-340-01S, 300-340-03S, 300-340-30S, 300-340-37S, 300-032-66S) (Sup. Dist. 5).

3. ACTION: **POSTPONED TO JULY 18, 2024 MEETING**

TENTATIVE TRACT MAP NO. 5393 TIME EXTENSION NO. 4 filed by **JEFFREY ROBERTS ASSEMI GROUP INC / 104 INVENTMENTS LLC**, proposing to grant a fourth, one-year discretionary time extension to exercise Vesting Tentative Tract Map No. 5393, which authorizes a Planned Unit Development consisting of 275 single-family residential lots, two commercial lots, two unvested lots, and two lots approximately 2.24-acre in size (Single-Family Residential, 2,500 square-foot minimum parcel size, Conditional) and R-1-C (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) (Low Density Single-Family Residential, 600 square-foot minimum parcel size, Conditional) (Commercial and Light Manufacturing), C-1(c) (Neighborhood Shopping Center), and R-E(c) (Recreational District, 2.0-acre minimum parcel size) Zone Districts. The subject property is located within the Millerton New Town Specific Plan, south of Millerton Road between the Brighton Crest Subdivision and the Friant Kern Canal, approximately 2.5 miles east of the unincorporated community of Friant (APN: 300-542-23, 26, and 35) (Sup. Dist. 5).

4. ACTION: **POSTPONED TO JULY 18, 2024 MEETING**

TENTATIVE TRACT MAP NO. 6226 TIME EXTENSION 4 filed by **JEFFREY ROBERTS ASSEMI GROUP INC / 104 INVENTMENTS LLC**, proposing to grant a fourth, one-year discretionary time extension to exercise Tentative Tract Map No. 6226, which authorizes a Planned Unit Development consisting of 5 single-family residential lots and a 5-acre parcel in the R-1-C (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District. The subject parcel is located within the Millerton New Town Specific Plan area, approximately 1,163 feet south of Millerton Road, and approximately 880 feet west of Marina Drive approximately 2.2 miles east of the unincorporated community of Friant (APN: 300-542-12) (Sup. Dist. 5).

5. ACTION: **APPROVED**

TENTATIVE TRACT MAP NO. 5991 TIME EXTENSION NO. 5 filed by **JEFFREY ROBERTS ASSEMI GROUP INC / 104 INVENTMENTS LLC**, proposing to grant a fifth one-year time extension to exercise Tentative Tract Map No. 5991, which authorized a 68-lot planned residential development in the R-1-C (Single-Family Residential, 9,000 square-foot minimum parcel size) Zone District. The subject property is located on the north side of Shaver Forest Road, approximately 530 feet northeast of its intersection with State Route 168 (Tollhouse Road), within the unincorporated community of Shaver Lake (APN: 130-031-39) (Sup. Dist. 5).

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: **DENIED**

VARIANCE APPLICATION NO. 4164 and **ENVIRONMENTAL REVIEW NO. 8531** filed by **DALE G. MELL AND ASSOCIATES** proposing to allow for the creation of a 1.4-acre parcel and a 18.6-acre parcel from an existing 20.00-acre parcel, in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the south/east corner of Maple Avenue and Clayton Avenue, approximately 2-miles from the City of Fresno (APN: 334-310-06) (6532 S. Maple Avenue) (Sup. Dist. 1).

3. ACTION: **APPROVED**

VARIANCE APPLICATION NO. 4165 filed by **KYLE EHLERS** proposing to allow a zero-foot front yard setback for an attached deck, and allow an 8.0-foot front yard set-back for the existing residential addition, where a minimum of 20 feet are required; and allow an approximately 38-foot-tall peak building height, where a maximum of 35 feet are allowed for the existing residential addition, on an approximately 6,435 square-foot parcel, in the R-1(m) Single-Family Residential, 6,000 Square-Foot Minimum Parcel Size, Mountain Overlay) Zone District. The subject parcel is located on the north side of Dalton Ave., approximately 55 feet west of its intersection with Lakeview Ave, within the unincorporated community of Shaver Lake (APN: 120-291-11) (44452 Dalton Ave.) (Sup. Dist. 5).

4. ACTION: **APPROVED**

CLASSIFIED CONDITIONAL USE PERMIT NO. 3688, AMENDMENT APPLICATION NO. 3847, GENERAL PLAN AMENDMENT NO. 561, and INITIAL STUDY NO. 7918 filed by **CLARKSFIELD COMPANY, INC. (WHITE FOX CREEK, LLC)** proposing to allow amend the White Fox Creek Sub-Unit Plan of the Millerton Specific Plan to allow a 200-unit multiple-family residential complex as an alternative to the planned Hotel/Conference Center and 3-Par Course use, and related text in the Specific Plan; and

Adopt Amendment Application No. 3847 to adjust the boundaries of the existing O(c) (Open Conservation, Conditional) and C-6(c) (General Commercial, Conditional) Zone Districts, and

Approve Conditional Use Permit No. 3688 to allow a Planned Residential Development for the 200-unit multiple-family residential complex,

The project site is comprised of a 23-acre site located on the east side of Mariana Drive, beginning approximately 150-feet south of Millerton Road. The site is approximately three miles east of the unincorporated community of Friant (APN: 300-350-27s) (Sup. Dist. 5).

4. **INFORMATION/DISCUSSION ITEM:**

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