

# 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: <a href="https://www.fresnocountyca.gov/PlanningCommission">https://www.fresnocountyca.gov/PlanningCommission</a>.

#### 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 Which authorized **BIST**IT s and a er lot tely in the ìΝ iden oroxir nd P⁄ v Multid 00 squa (foot rcel łe, C ditional √ minil lım pL cel size, 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).

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

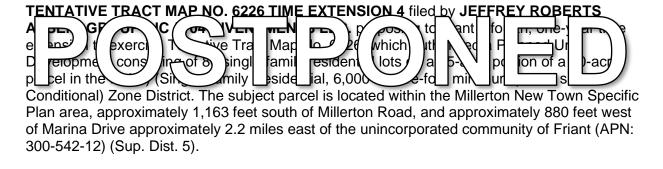


Residential, 6,000 square-foot minimum parcel size, Conditional) and R-1-C(c) (Single-Family Residential, 9,000 square-foot minimum parcel size, Conditional) Zone Districts. The subject property is located on the north side of Millerton Road between Winchell Cove Road and the Friant-Kern Canal, within 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** 



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



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).

#### 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.

DR:ec

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