



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

AGENDA May 16, 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.

1. **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

POSTPONED

Residential, 6,000 square-foot minimum parcel size, Conditional) Zone Districts. 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).

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

-Staff Report Included

-Individual Noticing

2. **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 Vesting Tentative Tract Map No. 5430, which authorizes the division of 479.57 acres into 564 residential lots in the R-1(c) (Single-Family Residential, 9,000 square-foot minimum parcel size) and R-2(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 Millerton Drive 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).

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

-Staff Report Included

-Individual Noticing

3. **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 conditional zones, one neighborhood shopping center, and one recreational district. 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).

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

-Staff Report Included

-Individual Noticing

4. **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 time extension to exercise Tentative Tract Map No. 6226, which authorized a Planned Unit Development consisting of 300 single-family residential lots, one conditional zone, one neighborhood shopping center, and one recreational district. The subject property is located within the Millerton New Town Specific Plan area, approximately 2.3 miles south of Millerton Road, and approximately 300 feet east of Marina Drive approximately 2.2 miles east of the unincorporated community of Friant (APN: 300-542-12) (Sup. Dist. 5).

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

-Staff Report Included

-Individual Noticing

5. **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).

-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. **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).

-Contact Person Reymundo Peraza (559) 600-4224 Email: rperaza@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

3. **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).

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

-Staff Report Included

-Individual Noticing

4. **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).

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

DR:jp

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