



# 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) 600-4497  
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## ACTION SUMMARY May 19, 2011

### 8:45 a.m. - CALL TO ORDER

#### PLEDGE OF ALLEGIANCE

#### INTRODUCTION

Explanation of the REGULAR AGENDA process and mandatory procedural requirements. Staff Reports are available on the table near the room entrance.

#### ROLL CALL

**PRESENT:** Commissioners: Borba, Ferguson, Gill, Goodman, Mendes, Niswander, Rocca and Yates

**ABSENT:** None

### 8:50 a.m. - CONSENT AGENDA

1. (There are no Consent Agenda Items for this hearing.)

### REGULAR AGENDA

1. **PUBLIC PRESENTATIONS** (This portion of the meeting reserved for persons desiring to address the Planning Commission on any matter within the Commission's jurisdiction and not on this Agenda.)
2. **INITIAL STUDY APPLICATION NO. 6145, GENERAL PLAN AMENDMENT APPLICATION NO. 527 and AMENDMENT APPLICATION NO. 3785** filed by **ROGER VAN GRONINGEN** proposing to amend the Agriculture and Land Use Element of the Fresno County General Plan to re-designate two contiguous parcels totaling 153.78 acres in size from Agriculture to General Industrial and rezone said parcels from the AE-20 (Exclusive Agriculture, 20-acre minimum parcel size) Zone District to the M-3(c) (Heavy Industrial, conditional) Zone District to allow limited heavy industrial uses consisting of: ice and cold storage plants; commercial grain elevators; limited manufacturing including compounding, processing, and packing; storage yards; alcohol distillation; organic fertilizer sales and storage; concrete and cement products; ready-mix concrete; and commercial uses incidental and related to the permitted industrial uses. The subject properties are located on the west side of S. Peach Avenue between E. Kamm and E. Conejo Avenues, approximately five miles southwest of the nearest city limits of the City of Selma (14555 S. Peach Avenue) (SUP. DIST.: 4) (APNos.: 385-110-45S and 385-110-54).

\*The Board of Supervisors hearing will be at 2:00 p.m. (or as soon thereafter as possible) on **Tuesday, July 12, 2011** in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA.

**\*\*Note: This item was continued from the April 21, 2010 Planning Commission Hearing.**

-Contact person, Ejaz Ahmad, (559) 600-4204, email: [eahmad@co.fresno.ca.us](mailto:eahmad@co.fresno.ca.us)

[-Staff Report Included](#) -Individual Noticing

ACTION: RECOMMENDED APPROVAL WITH CONDITIONS

3. **VARIANCE APPLICATION NO. 3918** filed by **TERRY W. LANE** proposing to allow the creation of a 2.33-acre and 17.22-acre parcel (20-acre minimum required) from a 20-acre parcel in the AE-20 (Exclusive Agriculture, 20-acre minimum parcel size) Zone District. The property is located on the south side of E. Rose Avenue approximately 1,310 feet east of its intersection with S. Smith Avenue and is located approximately 2.3 miles southwest of the nearest city limits of the City of Reedley (16301 E. Rose Avenue) (SUP. DIST.: 4) (APNos.: 393-052-43 and 44).

-Contact person, Ejaz Ahmad, (559) 600-4204, email: [eahmad@co.fresno.ca.us](mailto:eahmad@co.fresno.ca.us)

[-Staff Report Included](#) -Individual Noticing

ACTION: DENIED

4. **INITIAL STUDY APPLICATION NO. 5712, GENERAL PLAN AMENDMENT APPLICATION NO. 525, AMENDMENT APPLICATION NO. 3766 and TENTATIVE PARCEL MAP APPLICATION NO. 8026** filed by **JOHNSON-CHENEY-STRAHM FAMILY LIMITED PARTNERSHIP** proposing to amend the Fresno County-adopted Shaver Lake Community Plan by re-designating a 26.70-acre parcel from Sewage Treatment Facility to Rural Residential, rezone said parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) to the RR-5(c) (Rural Residential, five-acre minimum parcel size, Conditional) Zone District and allow a mapping procedure to create four parcels with a minimum parcel size of five acres with a 6.61-acre remainder. The subject property is located approximately 1,000 feet north of the intersection of Solitude Lane and Woodland Road and is adjacent to the County-operated Wastewater Treatment Facility within the unincorporated community of Shaver (38445 Solitude Lane) (SUP. DIST.: 5) (APN.: 130-410-32).

\*The Board of Supervisors hearing will be at 2:00 p.m. (or as soon thereafter as possible) on **Tuesday, July 12, 2011** in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA.

**\*\*Note: This item was originally scheduled for the April 21, 2011 Planning Commission Hearing but was pulled by staff.**

-Contact person, Derek Chambers, (559) 600-4205, email: [dchambers@co.fresno.ca.us](mailto:dchambers@co.fresno.ca.us)

[-Staff Report Included](#) -Individual Noticing

ACTION: RECOMMENDED APPROVAL WITH CONDITIONS

5. **Consider and adopt the first revision to the 2011 Planning Commission Hearing Calendar to remove hearing dates.**

-Contact person, Chris Motta, (559) 600-4227, email: [cmotta@co.fresno.ca.us](mailto:cmotta@co.fresno.ca.us)

[-Staff Report Included](#) -Individual Noticing

ACTION: REVISION APPROVED

6. **INFORMATION / DISCUSSION ITEM:**  
Report from staff on prior Agenda Items, status of upcoming Agenda, and miscellaneous matters.

-Contact person, Chris Motta (559) 600-4227, email: [cmotta@co.fresno.ca.us](mailto:cmotta@co.fresno.ca.us)

ACTION: REPORT PRESENTED

Requests for disability-related modification or accommodation reasonably necessary in order to participate in the meeting must be made to Chris Motta, Senior Planner, by calling (559) 600-4227 or email [cmotta@co.fresno.ca.us](mailto:cmotta@co.fresno.ca.us), no later than the Monday preceding the meeting by 9:00 a.m.