



Inter Office Memo

ATTENTION: FOR FINAL ACTION OR MODIFICATION TO OR ADDITION OF CONDITIONS, SEE FINAL BOARD OF SUPERVISORS' ACTION SUMMARY MINUTES

DATE: March 11, 2021
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12869 - INITIAL STUDY NO. 7679 and AMENDMENT APPLICATION NO. 3838

APPLICANT
OWNER:

Harpreet Pawar

REQUEST:

Rezone a 1.74-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-1(c) (Light Manufacturing, Conditional) Zone District.

LOCATION:

The project site is located on the east side of S. Peach Avenue approximately 1,460 feet south of its nearest intersection with E. North Avenue and is approximately 1.05 miles southeast of the nearest city limits of the City of Fresno (3280 S. Peach Avenue, Fresno, CA) (Sup. Dist. 4) (APN 331-200-01S).

PLANNING COMMISSION ACTION:

At its hearing of March 11, 2021, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Woolf and seconded by Chairman Abrahamian to deny Amendment Application No. 3838, stating that the proposal is not consistent with the General Plan or County-adopted Roosevelt Community Plan, and further stating that the proposal would physically divide an established community.

RESOLUTION # 12869

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Woolf, Abrahamian, Burgess, Carver, Chatha, Eubanks, Hill
	No:	Commissioner Ewell
	Absent:	Commissioner Ede
	Abstain:	None

STEVEN E. WHITE, DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By: _____
William M. Kettler, Manager
Development Services and Capital Projects Division

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Attachments

EXHIBIT A

Initial Study No. 7679
Amendment Application No. 3838

- Staff: The Fresno County Planning Commission considered the Staff Report dated March 11, 2021 and heard a summary presentation by staff.
- Applicant: The Applicant's representative concurred with the Staff Report and the recommended Conditions. He described the project and offered the following information to clarify the intended use:
- The area is planned for industrial uses per the General Plan and County-adopted Roosevelt Community Plan.
 - Previously, we stored our trucks on other properties, but the parking fees became too expensive for us.
 - We own ten trucks that travel out of town the majority of the time; typically, there are three to four trucks on the site at any given time.
 - There are multiple truck facilities in vicinity of this project site in addition to existing large industrial uses. We have done several things to mitigate impacts to the residents from our facility. Some issues brought up by the neighbors are not by our doing and originate from the other industrial uses in the area.
 - We purposefully park our trucks towards the rear of the property and try not to run refrigeration units 24 hours a day.
 - We have met with our neighbors to address and mitigate any issues.
 - The broken irrigation pipe was broken before we took ownership; the Fresno Irrigation District owns the pipeline.
 - We keep our the property as clean as possible with a chain-link fence keeping trash from traveling across property lines.
- Others: One additional individual (property owner/Applicant) spoke in support of the application and provided additional clarification to their operation:
- We moved our entrance further back to avoid right-of-way blockage, our trucks park towards the rear of the property, and we rent a facility two blocks from the site to park our reefer trailers.
 - Our drivers can enter the site with loaded trucks to use our facilities, but are not onsite longer than three to four hours.
 - We do small servicing to our trucks including filling tires with air and oil changes.

RESOLUTION # 12869

- We confirmed traffic complaints from trucks parking in front of the residences are not from our facility, but from other facilities in the vicinity.
- The broken pipe is not on our property.

Seven individuals presented information in opposition to the subject application stating:

- The trucks cause impacts including noise, glare, trash and adverse fumes on the nearby residents; there is noise and glare produced from this site all day and all night.
- We have observed maintenance and servicing including oil service and truck washing on the site.
- The refrigerator trailers are running on the property 24 hours a day, 7 days a week.
- Their trucks damaged an irrigation pipe.
- Sprinklers have been more recently utilized to keep dust down on the site, however damage from the dust has already occurred and impacted our property.
- This operation is negatively impacting residents who have lived on these properties for many years; this rezone will set a precedent for other industrial rezones and drive out the existing residents.
- There are trucks that park in front of our residences and cause traffic problems for all the residents.

Correspondence: Six pieces of correspondence in opposition to the project were received by staff prior to the start of the meeting and presented to the Planning Commission. No correspondence in support of the project were received by staff.

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County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

March 26, 2021

Harpreet Pawar
3280 S. Peach Avenue
Fresno, CA 93725

Dear Applicant:

Subject: Resolution No. 12869 - Initial Study Application No. 7679 and Amendment
Application No. 3838

On March 11, 2021, the Fresno County Planning Commission denied your above-referenced project. A copy of the Planning Commission Resolution is enclosed.

The Planning Commission's decision has been appealed and will be taken before the Fresno County Board of Supervisors at their scheduled May 11, 2021 hearing.

If you have any questions regarding the information in this letter please contact me at tkobayashi@fresnocountyca.gov or 559-600-4224.

Sincerely,

Thomas Kobayashi, Planner
Development Services and Capital Projects Division

TK:
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Enclosure