



Inter Office Memo

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

DATE: July 20, 2017
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12660 - INITIAL STUDY APPLICATION NO. 6987 and AMENDMENT APPLICATION NO. 3808

APPLICANT/
OWNER: Gurmej Singh Bath

REQUEST: Rezone a 22-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-3(c) (Heavy Industrial, Conditional) Zone District to allow a limited number of Light Manufacturing, General Industrial, and Heavy Industrial uses as requested by the Applicant.

LOCATION: The subject 22-acre parcel is located at the northwest corner of East Annadale and South Willow Avenues, adjacent to the city limits of the City of Fresno (2778 S. Willow Ave) (SUP. DIST. 4) (APN 316-090-08).

PLANNING COMMISSION ACTION:

At its hearing of July 20, 2017, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Borba and seconded by Commissioner Eubanks to adopt the Mitigated Negative Declaration prepared for the project, determine that the requested rezoning is consistent with the General Plan, and recommend approval of Amendment Application No. 3808, subject to the Conditions listed in Exhibit B.

This motion passed on the following vote:

VOTING: Yes: Commissioners Borba, Eubanks, Ede, Mendes, and Woolf
 No: None
 Absent: Commissioners Abrahamian, Chatha and Lawson
 Abstain: None

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

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

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Attachments

EXHIBIT A

Initial Study Application No. 6987
Amendment Application No. 3808

- Staff: The Fresno County Planning Commission considered the Staff Report dated July 20, 2017, and heard a summary presentation by staff.
- Applicant: The Applicant concurred with the Staff Report and the recommended Conditions. He described the project and offered the following information to clarify the intended use:
- We have an existing trucking operation at a rented facility.
 - We have 28 trucks and 38 trailers, which will not add as much traffic as the Traffic Impact Study estimated.
 - Of our 22 acres, 17 acres have been planted with almonds; only the remaining 5 acres will be used for industrial purposes.
- Others: No other individuals presented information in support of or in opposition to the application.
- Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application. The City of Fresno submitted a letter on July 19, 2017 providing an update to their July 17, 2017 decision to pursue annexation: because the project was already scheduled for a public hearing by the County, the City decided not to pursue annexation.