



## Inter Office Memo

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DATE: June 29, 2017

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12656 - UNCLASSIFIED CONDITIONAL USE PERMIT  
APPLICATION NO. 3561

APPLICANT: California State University

OWNER: Southern California Edison Company

REQUEST: Allow an observatory facility consisting of a 384 square-foot structure and two ground-mounted solar panels on a 2,340 square-foot portion of a 240.00-acre parcel in the RC-40 (Resource Conservation, 40-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the west side of State Route 168 (Tollhouse Road), between Rock Haven Road and Camp Edison Road, within the unincorporated community of Shaver Lake (Sup. Dist. 5) (APN 120-110-36SU).

### PLANNING COMMISSION ACTION:

At its hearing of June 29, 2017, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Woolf and seconded by Commissioner Abrahamian to adopt the required Findings for approval of a Conditional Use Permit, and approve Unclassified Conditional Use Permit No. 3561, subject to the Conditions listed in Exhibit B.

RESOLUTION NO. 12656

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Woolf, Abrahamian, Borba, Chatha, Eubanks, Lawson and Mendes
	No:	Commissioner Ede
	Absent:	None
	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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NOTE: The approval of this project will expire two years from the date of approval unless a determination is made that substantial development has occurred. When circumstances beyond the control of the Applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Unclassified Conditional Use Permit.

Attachments

EXHIBIT A

Unclassified Conditional Use Permit Application No. 3561

- Staff: The Fresno County Planning Commission considered the Staff Report dated June 29, 2017, 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:
- The Applicant did not request any County fees to be waived for the subject application.
  - The Downing Planetarium will work cooperatively with County staff to acquire any necessary building permits.
  - Development of this project began 14 years ago, prior to the incorporation of observatory land uses into the Fresno County Zoning Ordinance.
  - Prior attempts to acquire building permits for this project were unsuccessful, as restroom facilities were to be required; however, restrooms are not actually required, as the observatory facility will be unmanned.
- Others: One other individual presented information in support of the application and no one presented information in opposition to the application.
- Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.

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**Unclassified Conditional Use Permit Application No. 3561  
Conditions of Approval and Project Notes**

<b>Conditions of Approval</b>	
1.	Development and operation shall be in substantial conformance with the approved Site Plan, Floor Plan, Elevation Drawings and Operational Statement.

Conditions of Approval reference required Conditions for the project.

<b>Notes</b>	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	Plans related to construction and development of the project prepared by a licensed design professional shall be submitted to the Development Services Division of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits, and necessary inspections.
2.	The proposal shall comply with the California Code of Regulations Title 24 – Fire Code, and three sets of County-approved construction plans for the project shall be approved by the Fresno County Fire Protection District prior to issuance of Building Permits by the County.



# County of Fresno

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

July 18, 2017

California State University  
5320 N. Maple M/S DP132  
Fresno CA 93740

Dear Applicant:

Subject: Resolution No. 12656 – Unclassified Conditional Use Permit Application No. 3561


On June 29, 2017, the Fresno County Planning Commission approved your Unclassified Conditional Use Permit with Conditions. A copy of the Planning Commission Resolution is enclosed.

Since no appeal was filed with the Clerk to the Board of Supervisors within 15 days, the Planning Commission's decision is final.

The approval of this project will expire two years from the date of approval unless a determination is made that substantial development has occurred. When circumstances beyond the control of the Applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Unclassified Conditional Use Permit.

If you have any questions regarding the information in this letter please contact me at [dchambers@co.fresno.ca.us](mailto:dchambers@co.fresno.ca.us) or 559-600-4204.

Sincerely,



Derek Chambers, Planner  
Development Services Division

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Enclosure