



Inter Office Memo

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

DATE: December 14, 2023
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: Resolution No. 13017 - Initial Study No. 8286 and Unclassified Conditional Use Permit Application No. 3751

APPLICANT/
OWNER: CV Alliance, LLC

REQUEST: Allow a high intensity park with related improvements for weddings, receptions, birthdays, anniversaries, and similar special outdoor events appropriate and incidental to parks on an approximately 3.3-acre portion of a 17.65-acre parcel in the RR (Rural Residential) Zone District.

LOCATION: The subject parcel is located on the north side of Shields Avenue, approximately 642 feet east of N. Bryan Avenue, and 1,322 feet west of the City of Fresno (APN: 512-160-20) (6338 W. Shields Avenue) (Sup. Dist. 1).

PLANNING COMMISSION ACTION:

At its hearing of December 14, 2023, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Carver and seconded by Vice Chair Hill to deny Unclassified Conditional Use Permit No. 3751 without prejudice citing that Finding No. 3 cannot be made because the project will have adverse effect on the surrounding neighborhood.

The motion passed on the following vote:

VOTING: Yes: Commissioners Carver, Hill, Abrahamian, Quist, Zante
No: None
Absent: Commissioners Arabian, Chatha, Woolf
Abstain: None

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

By: 
Chris W. Motta, Manager
Development Services and Capital Projects Division

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Attachments

EXHIBIT A

Initial Study No. 8286
Unclassified Conditional Use Permit Application No. 3751

- Staff: The Fresno County Planning Commission considered the Staff Report dated December 14, 2023, and heard a summary presentation by staff.
- Applicant: The Applicant and his representatives concurred with the Staff Report and the recommended conditions. They described the project and offered the following information to clarify the intended use:
- Our group of businessmen will use the property as a family-meeting place; however, a fee will be charged to others to use the property for social events.
 - The project engineer has analyzed traffic movements in the area; the project will pay traffic mitigation fees to the City of Fresno and will adhere to a Traffic Management Plan.
 - The social events will occur mostly in summer from 10 am to 10 pm; an outdoor tent will be used temporarily to provide protection from the sun and to curtail noise from music impacting the neighbors.
 - During events, the decibel rating of music will be set to not exceed County Noise Ordinance; speakers will face north to northeast as required by acoustical study.
 - All event-related activities will use an existing driveway on the east side of the property.
 - We will plant 20 to 30 trees along the existing fence on the west property line and the east property line is also fenced.
 - We will provide one security guard for every 75 event attendees.
 - The parking lot will be provided with a slurry coating and be developed according to County standards.
 - Our closest adjacent property owner is in favor of the project; only one noise complaint was reported in three years.
 - Due to light traffic on Shields Avenue, there is no need to widen the road or construct a turn lane.
 - The project will not impact groundwater; the property currently uses less water than was used previously with the removal of a portion of crops from the property.

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Others: No other individuals presented information in support of the application.

Six (6) individuals from the surrounding area presented information in opposition to the project citing:

- The project should not be allowed in a residential area but rather should be in an industrial or commercial area.
- The property owner has been hosting parties and playing live music disrupting the peace and tranquility of the neighborhood.
- Parties start in the late evening and carry into the early morning hours; there have been calls to the sheriff multiple times.
- Parties and live music greatly disturb sleep, interrupt children's school study and bother elderly people in the area.
- Having live music only on Friday and Saturday night as proposed by the owner would still affect children studying at home.
- During events, high powered flood lights shine into people's backyards.
- Event attendees race cars and litter beer cans on the road.
- Shields Avenue is not built to accommodate the additional traffic generated by the proposal.
- Any future use of alcohol during events will result in unsafe driving and accidents on the road; accidents have been reported at the Bryan and Shields Avenue intersection.

Correspondence: Four letters (4) from neighboring property owners in support of the application were presented to the Planning Commission indicating that they have reviewed the proposal.

One (1) letter in opposition was presented citing that the subject property has been rented out for social events with loud music played until late hours loud enough to shake houses in the area and disrupt sleep. The sheriff has also been called out multiple times.

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EXHIBIT B

ATTACHMENT
TO
AGENDA ITEM

FISCAL IMPACT STATEMENT

UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3751

Listed below are the fees collected for the land use applications involved in this Agenda Item:

Conditional Use Permit Application:	\$ 9,123.00 ¹
Initial Study Application:	\$ 5,151.00 ²
Health Department Review	\$ 992.00 ³
Total Fees Collected	\$ <u>15,266.00</u>

¹ Includes project routing, coordination with reviewing agencies, preparation and incorporation of analysis into Staff Report.
² Review proposal to provide appropriate California Environmental Quality Act (CEQA) evaluation.
³ Pre-Application Credit granted if application filed within 6-month timeframe