



Inter Office Memo

DATE: January 25, 2024
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 13025 - VARIANCE NO. 4149 AND DIRECTOR REVIEW AND APPROVAL NO. 4734

APPLICANT/
OWNER: John Jensen

REQUEST: Variance to waive road frontage requirements (165-foot minimum required) and lot depth ratio (4 to 1 ratio maximum) requirements necessary to allow a property lot line adjustment reducing APN: 335-090-93 by 1.82-acres (from 17.08-acres to 15.26-acres) and enlarging APN: 335-090-14 by 1.82-acres (from 0.29-acres to 2.11-acres) and consider a Directors Review and Approval to allow an existing 1,248 square foot second residence and an existing 1,412 square foot primary residence on APN: 335-090-14 within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcels are located on the west side of S. Maple Avenue, approximately 680 feet north of E. Sumner Avenue, 2.8-miles south from the City of Fresno (APNs: 335-090-93 and 335-090-14) (7349 S. Maple Ave.) (Sup. Dist. 1).

PLANNING COMMISSION ACTION:

At its hearing of January 25, 2024, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Zante and seconded by Commissioner Arabian to adopt the required findings as recommended by staff, and approve Variance No. 4160 and Director Review and Approval No. 4734, subject to the Conditions listed in Exhibit B.

This motion was passed on the following vote:

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

Notes: The approval of this project will expire one year from the date of approval unless a mapping application is filed in accordance with the requirements of the County Ordinance. 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 Variance.

EXHIBIT A

Variance No. 4149 and Director Review and Approval No. 4734

- Staff: The Fresno County Planning Commission considered the Staff Report dated January 25, 2024 and heard a summary presentation by staff.
- Representative: The applicants agreed with Staff's recommendation. They concurred that the Variance and Director Review and Approval findings could be made and offered the following information to clarify the intended use:
- The unusual circumstance is based on the existing parcel created in the 1960's is already substandard.
 - The lot line adjustment will cause the two existing residences to be placed onto the homesite parcel.
 - No changes to the portion and the property being farmed are proposed at this time.
- Others: No individuals presented information in support of or in opposition to the proposal.
- Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.

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EXHIBIT B

Director Review and Approval No. 4734, Variance No. 4151, and Environmental Review No. 8364
 Conditions of Approval and Project Notes

Conditions of Approval	
1.	Division of the subject parcels shall be in substantial accordance with the site plan (Exhibit 6) as approved by the Planning Commission.
2.	Development shall be in accordance with the approved site plan, floor plan, and elevation including compatible appearance and color of the proposed and primary homes.

Conditions of Approval reference required Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	<p>Environmental Health Division</p> <p>Septic system density will be limited to one system per two acres. Any new development of less than two acres or secondary dwelling will require a nitrogen loading analysis by a qualified professional, demonstrating to the Department of Public Works and Planning (Department) that the regional characteristics are such that an exception to the septic system density limit can be accommodated. The Department will refer any analysis to the Regional Water Quality Control Board, Central Valley Region for their concurrence and input. Contact Department of Public Works and Planning at (559) 600-4540 for more information.</p> <ul style="list-style-type: none"> • It is recommended that the applicant consider having the existing septic tanks pumped and have the tanks and leach lines evaluated by an appropriately licensed contractor if it has not been serviced and/or maintained within the last five years. The evaluation may indicate possible repairs, additions, or require the proper destruction of the system • Any new sewage disposal system proposal shall be installed under permit and inspection by the Department of Public Works and Planning Building and Safety Section. Contact Department of Public Works and Planning at (559) 600-4540 for more information. • At such time the applicant or property owner(s) decides to construct a water well, the water well contractor selected by the applicant will be required to apply for and obtain a Permit to Construct a Water Well from the Fresno County Department of Community Health, Environmental Health Division. Please be advised that only those persons with a valid C-57 contractor's license may construct wells. For more information, contact the Water Surveillance Program at (559) 600-3357. • If any underground storage tank(s) are found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

EXHIBIT B

Notes

- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

2. **Development Engineering**

- All Conditions of Approval for any previous applications shall be implemented if not already in place.
- According to the U.S.G.S. Quad Map, intermittent stream may be present within the subject property. Any future work within or near a stream will require a clearance from California Department of Fish and Wildlife (CDFW).
- According to the Wetlands Mapper of U.S. Fish and Wildlife Service, a wetland may be present within/nearby the subject property. For any future development on wetlands, U.S. Fish and Wildlife Service and other appropriate agencies should be consulted regarding any requirements they may have.
- The end of curbed/taper edge of any existing or future access driveway approach should be set back a minimum of 5 feet from the property line.
- Any existing or future entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.
- A 10 foot x 10 foot corner cut-off should be improved for sight distance purposes at any existing or future driveway accessing Maple Avenue if not already present.
- Any future work done within the County Road right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
- Any encroachment or access over A.T. & S.F. R.R. (Atchison Topeka & Santa Fe Railroad Right-of-Way) should require approval from the owner.
- A grading permit/voucher may be required for any grading that has been done without a permit and any future grading with this application.
- If this application is approved, a parcel map application will have to be filed with Fresno County to effect the property division.

EXHIBIT B PAGE 2