



County of Fresno

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

DATE: October 3, 2023

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez,
Planning and Resource Management Officer
Department of Public Works and Planning, Attn: William M. Kettler,
Deputy Director of Planning
Development Services and Capital Projects, Attn: Chris Motta, Division Manager
Development Services and Capital Projects, Attn: Tawanda Mtunga,
Principal Planner
Development Services and Capital Projects, Current/Environmental
Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, Attn:
Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review,
Attn: James Anders, Senior Planner/Daniel Gutierrez, Senior
Planner
Development Services and Capital Projects, Development Engineering,
Attn: Laurie Kennedy, Office Assistant III
Water and Natural Resources Division, Attn: Augustine Ramirez, Division
Manager
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner
Water and Natural Resources Division, Transportation Planning, Attn:
Hector Luna, Senior Planner
Water and Natural Resources Division, Community Development, Attn:
Yvette Quiroga, Principal Planner
Design Division, Attn: Mohammad Alimi, Division Manager;
Erin Haagenson, Principal Staff Analyst
Resources Division, Attn: Daniel Amann, Interim Division Manger
Resources Division, Special Districts, Attn: Christopher Bump, Principal
Staff Analyst,
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,
Supervising Engineer
Department of Public Health, Environmental Health Division, Attn: Deep
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,
Environmental Health Specialist;
Fresno County Fire Protection, FKU.Prevention-Planning@fire.ca.gov

FROM: Alyce Alvarez, Planner
Development Services and Capital Projects Division

SUBJECT: Director Review and Approval No. 4750

APPLICANT: Anna Beene

DUE DATE: **October 18, 2023**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow an additional 1,217 square feet aggregate area for existing accessory structures (detached garage, metal cover, shed, and shipping container; currently unpermitted) where a maximum of 500 square feet are allowed on an existing 2.31-acre parcel located within the R-R (Rural Residential) Zone District.

The subject parcel is located on the north side of E. Mesa Ave. and approximately 852 feet from the intersection with N. Sheridan Ave., approximately 0.82 miles from the City of Clovis. (APN: 308-032-16) (9678 E. Mesa Ave.) (Sup. Dist. 5).

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **October 18, 2023**. Any comments received after this date may not be used.

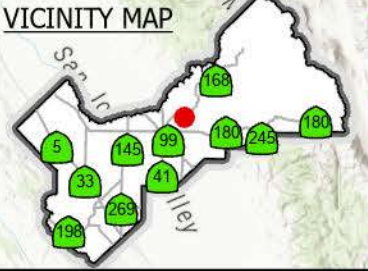
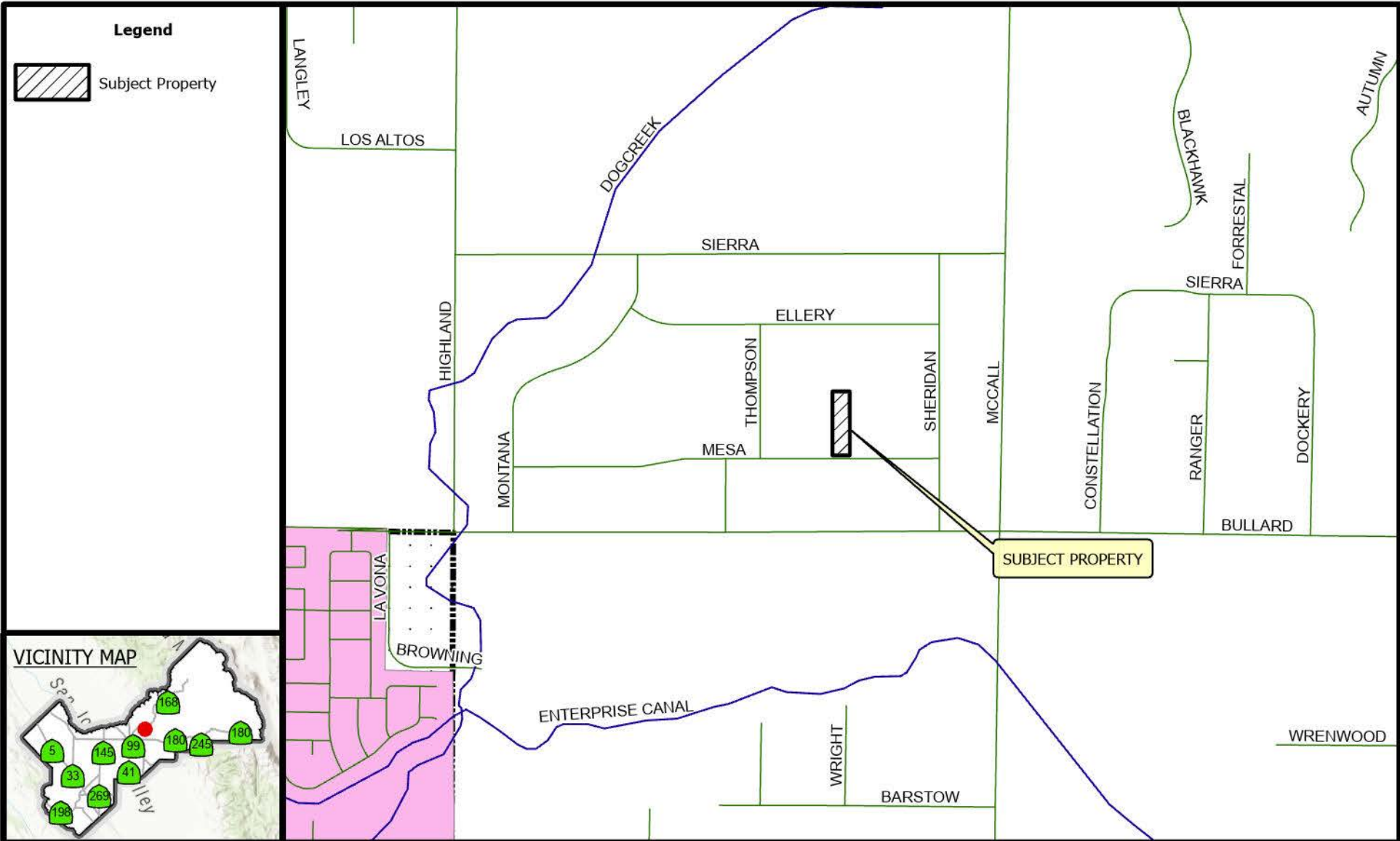
If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Alyce Alvarez, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-9669, or email alyalvarez@fresnocountyca.gov

AA

GG:\4360Devs&PIn\PROJSEC\PROJDOCS\DRA\4700-4799\4750\Routing\DRA 4750 Routing Ltr.doc

Activity Code (Internal Review): 2392

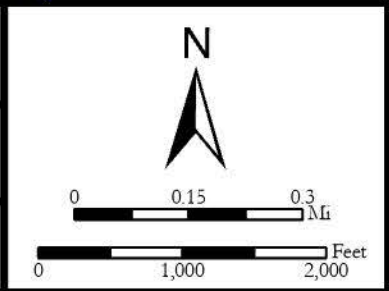


LOCATION MAP

DRA4750

2023

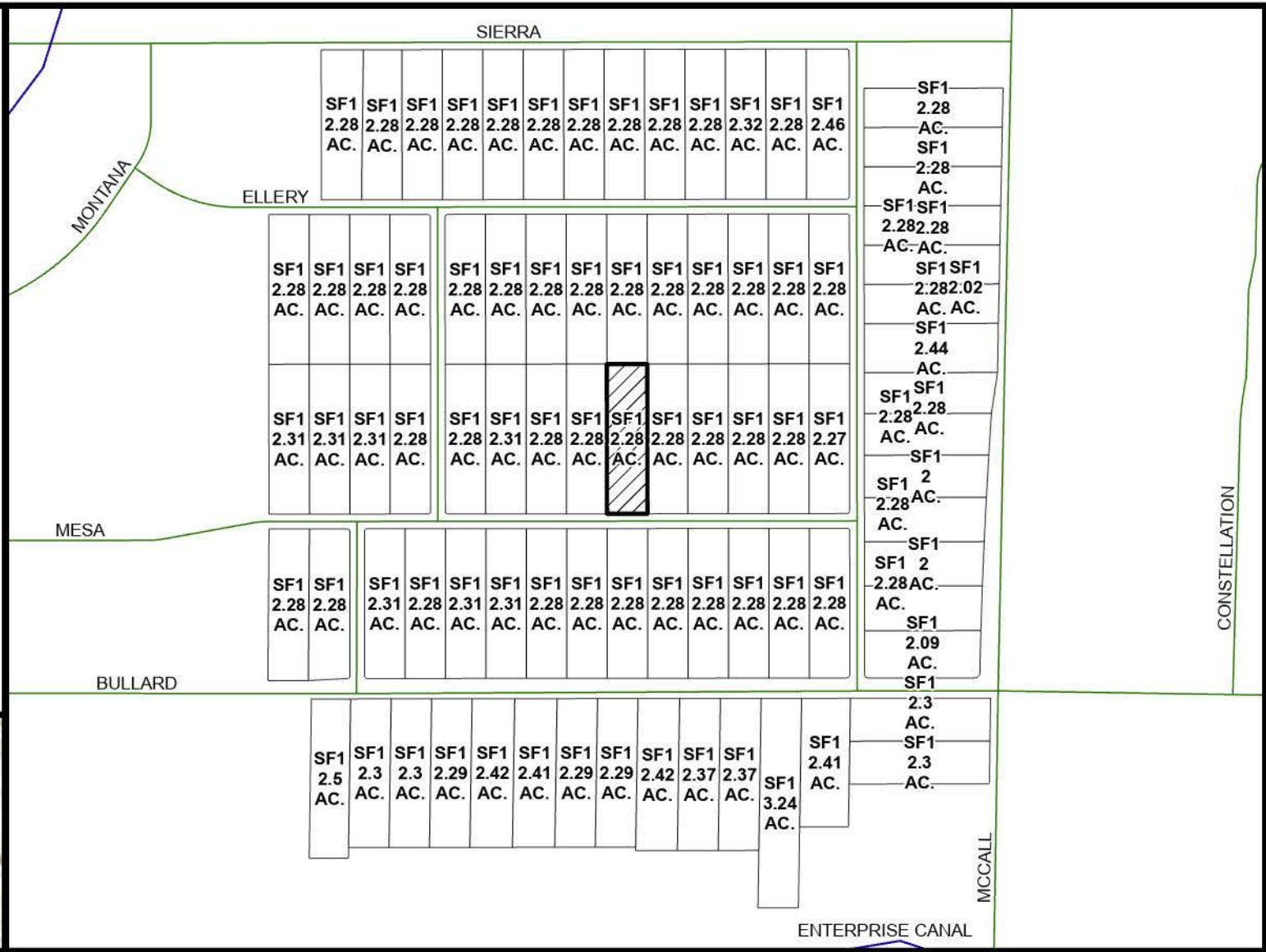
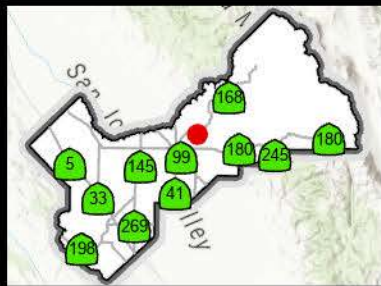
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 9/26/2023



LEGEND:

 Subject Property

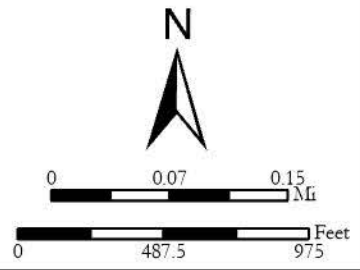
LEGEND	
SF#-	SINGLE FAMILY RESIDENCE
V -	VACANT

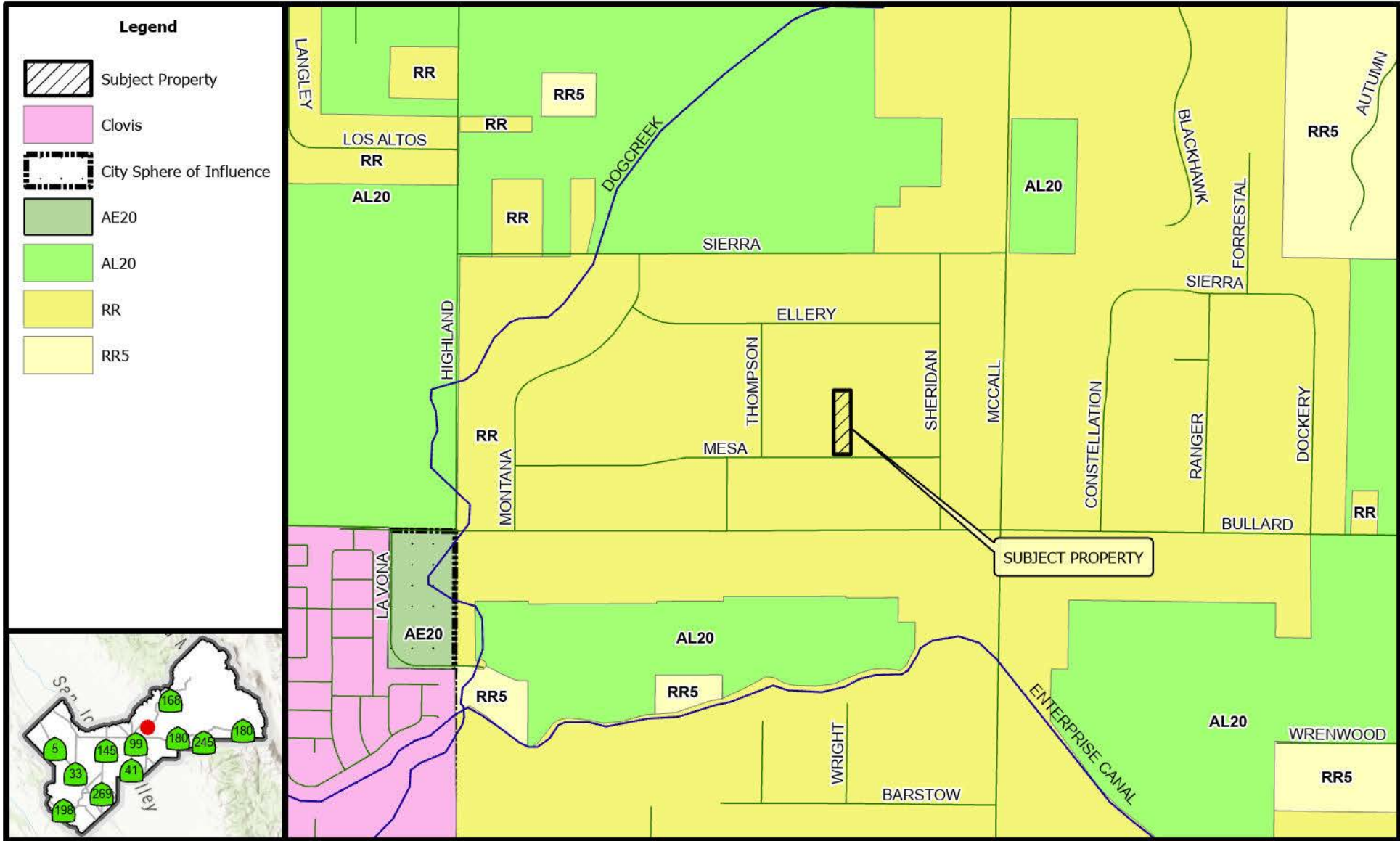


Existing Land Use Map

DRA4750 2023

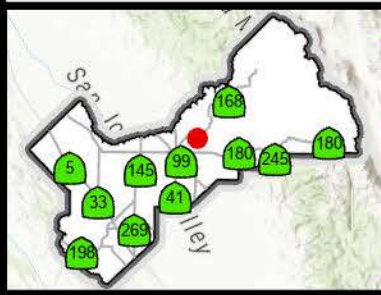
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuwang
 On Date : 9/26/2023





Legend

-  Subject Property
-  Clovis
-  City Sphere of Influence
-  AE20
-  AL20
-  RR
-  RR5

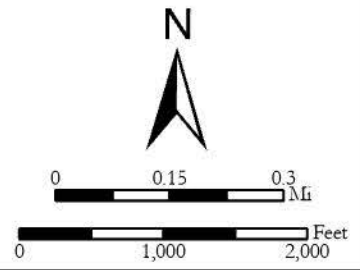


Existing Zoning Map




DRA4750
STR 6 - 13S / 22E

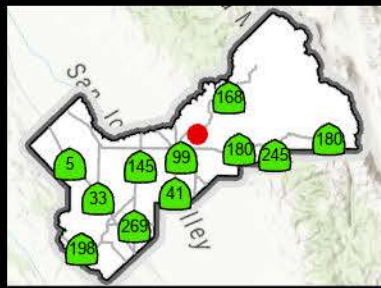
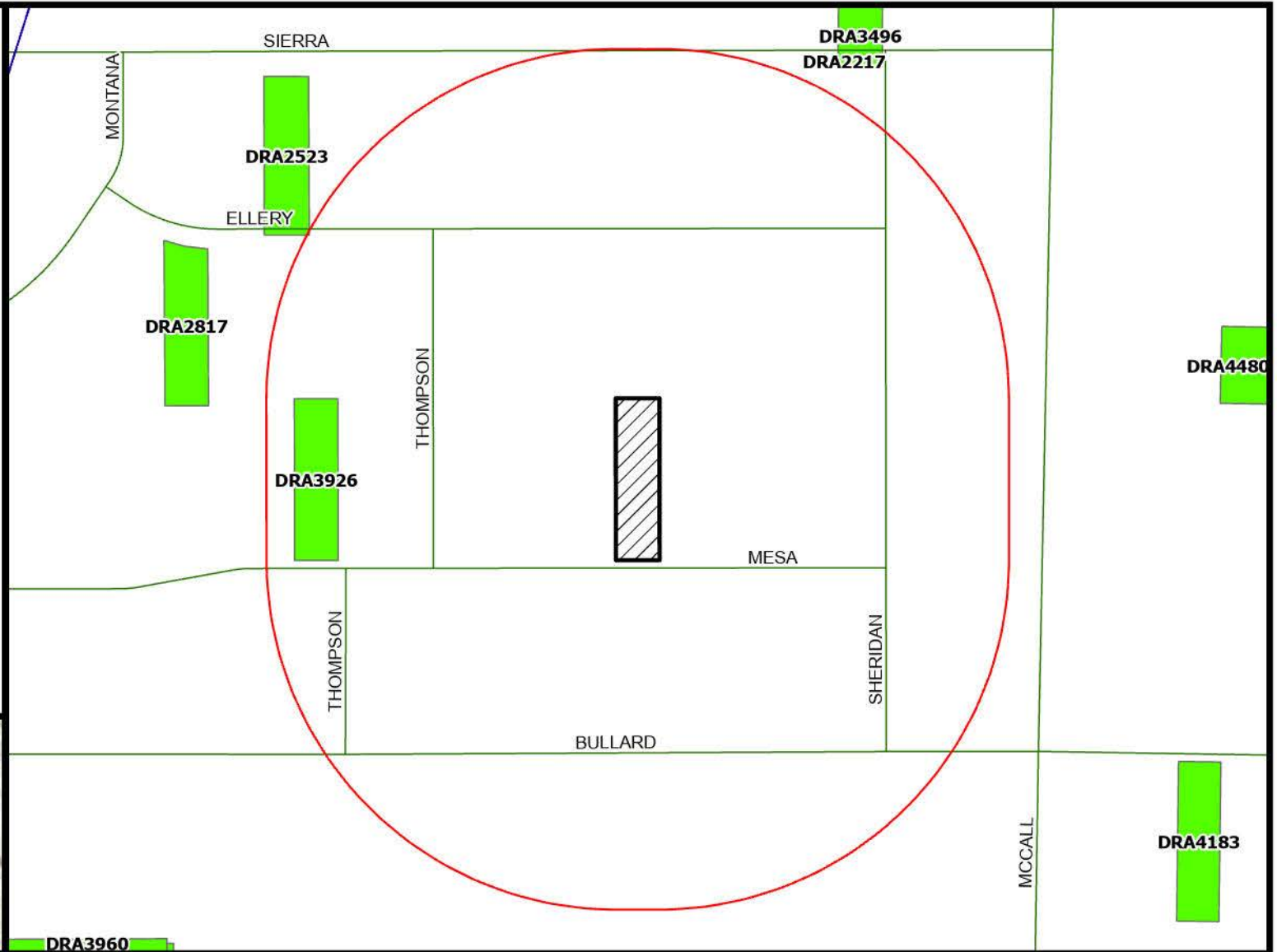
2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 9/26/2023



Legend

-  Quarter Mile Buffer
-  Subject Property
-  DRA Permits

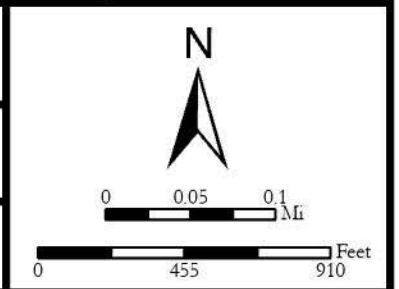


Proximity Map

DRA4750

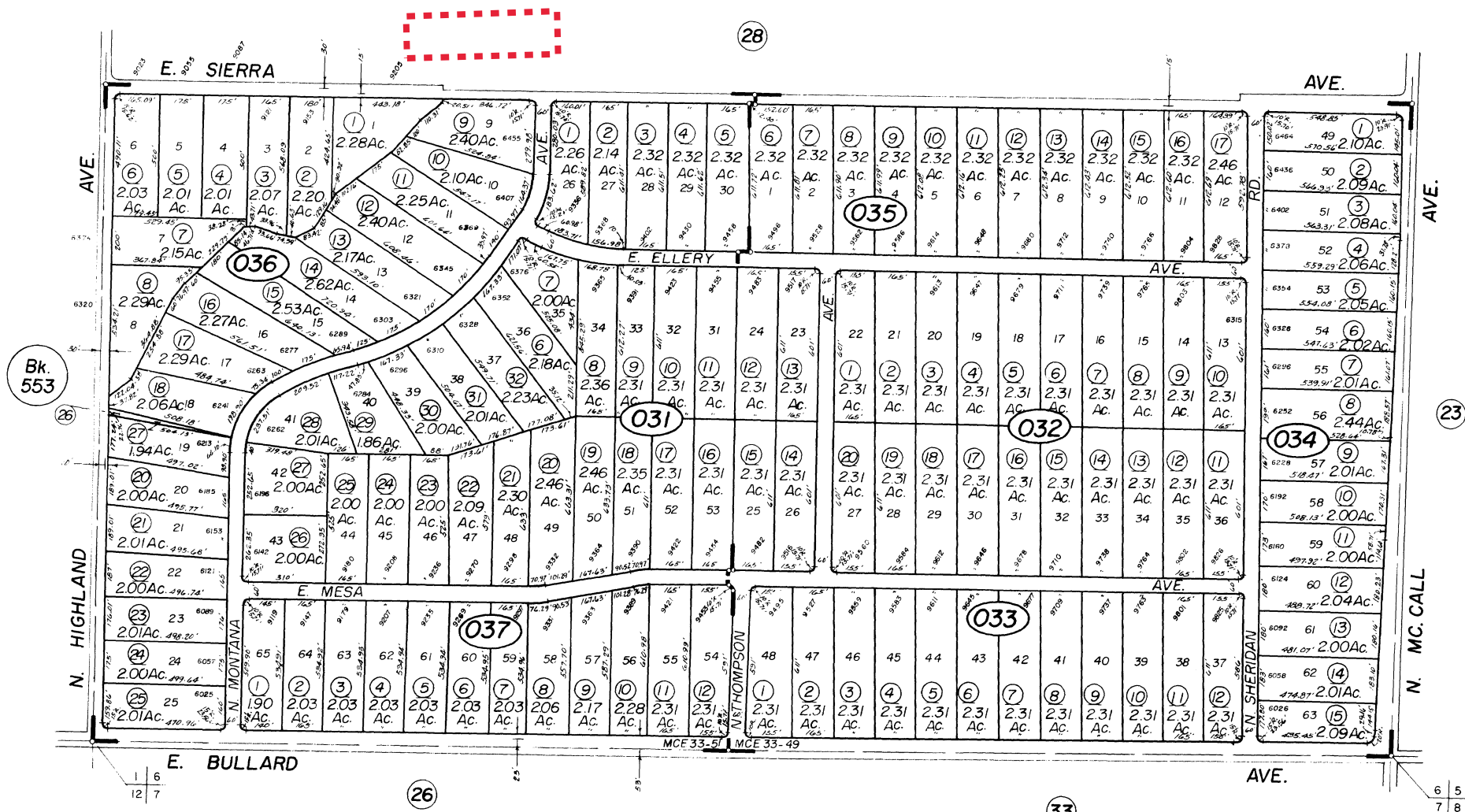
2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 9/26/2023



— NOTE —
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

1" = 400'



Mansionette Country Estates, Tract No. 2806 - Plat Bk. 33, Pg. 49
Mansionette Country Estates, No. 2, Tract No. 2832 - Plat Bk. 33, Pg. 51

Assessor's Map Bk. 308-Pg. 03
County of Fresno, Calif.

H 09-05-2019 NCW 20R

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.





BLDG INC.

CLIENT INFORMATION

Home Owner:
Oscar & Anna Beene
9678 E Mesa Ave, Clovis CA
93619
(559) 269-4976
anna_beene@yahoo.com

Designer: Faraj Fayad
4312 S. Chestnut ave
Fresno, CA 93725
559-369-0128
Fresnobuilds@gmail.com

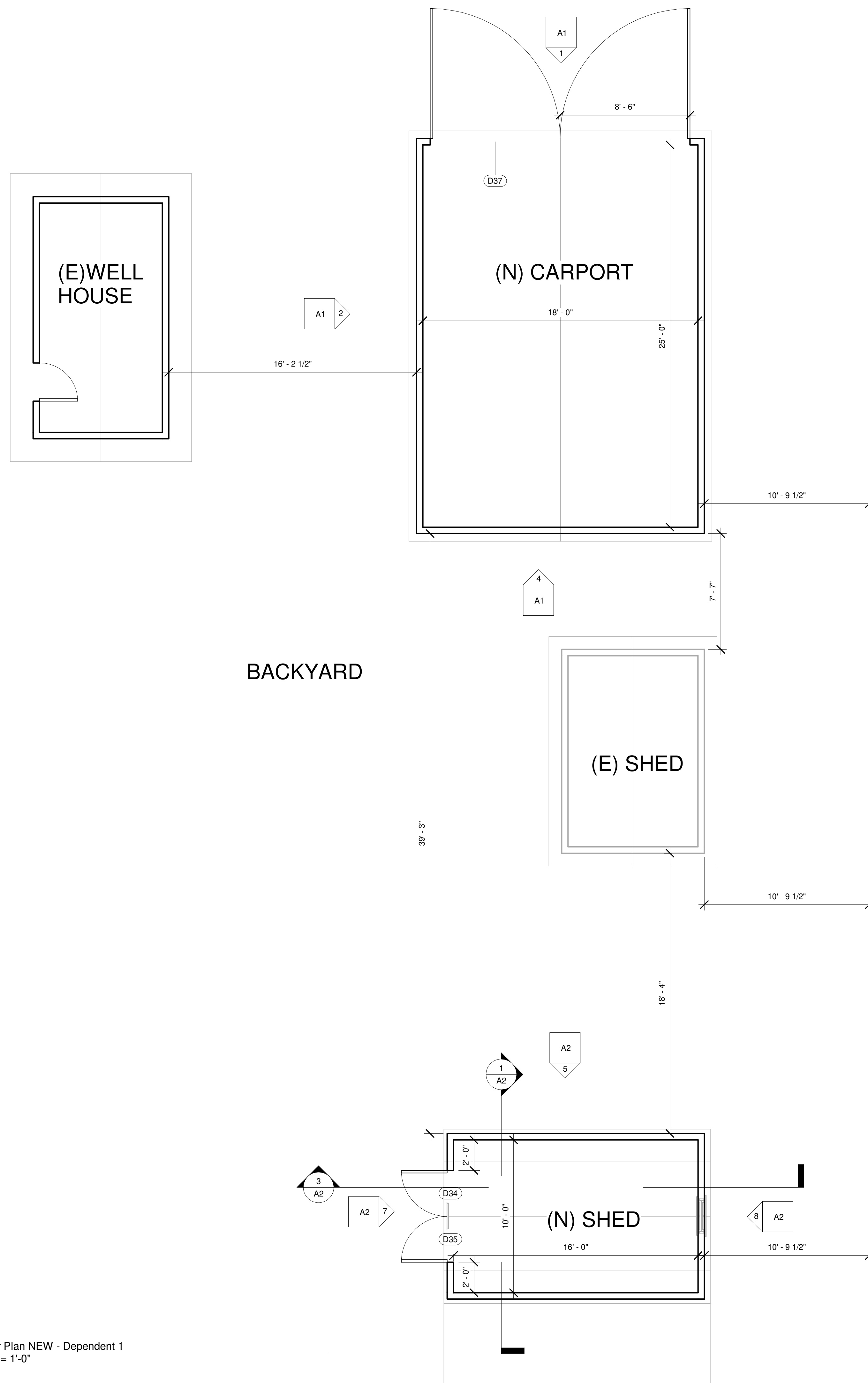
No.	Description	Date

OSCAR BEENE
AS BUILT
Floor Plan

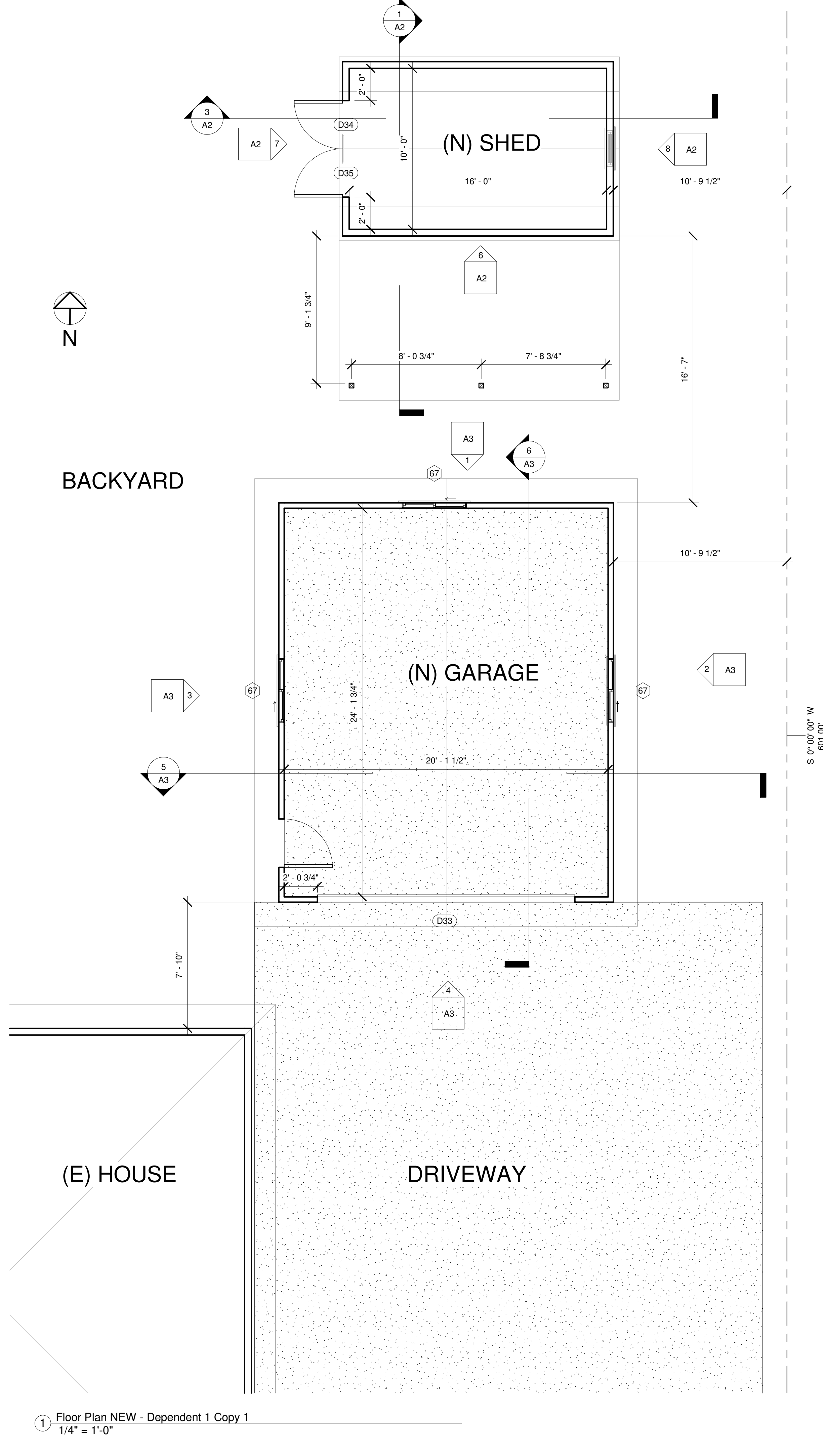
Project number	1102
Date	05/14/2022
Drawn by	Author
Checked by	Checker

A0

Scale 1/4" = 1'-0"

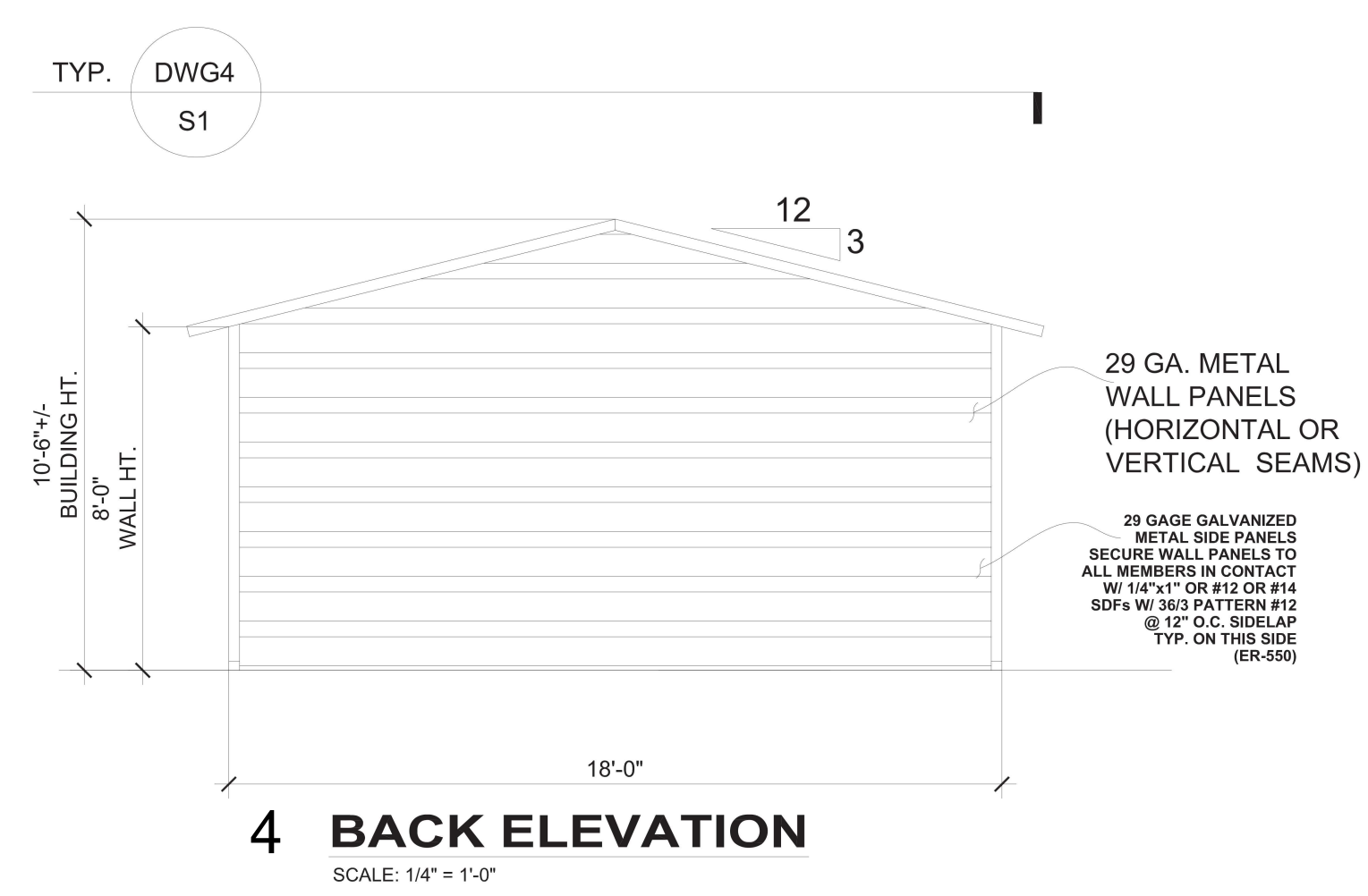
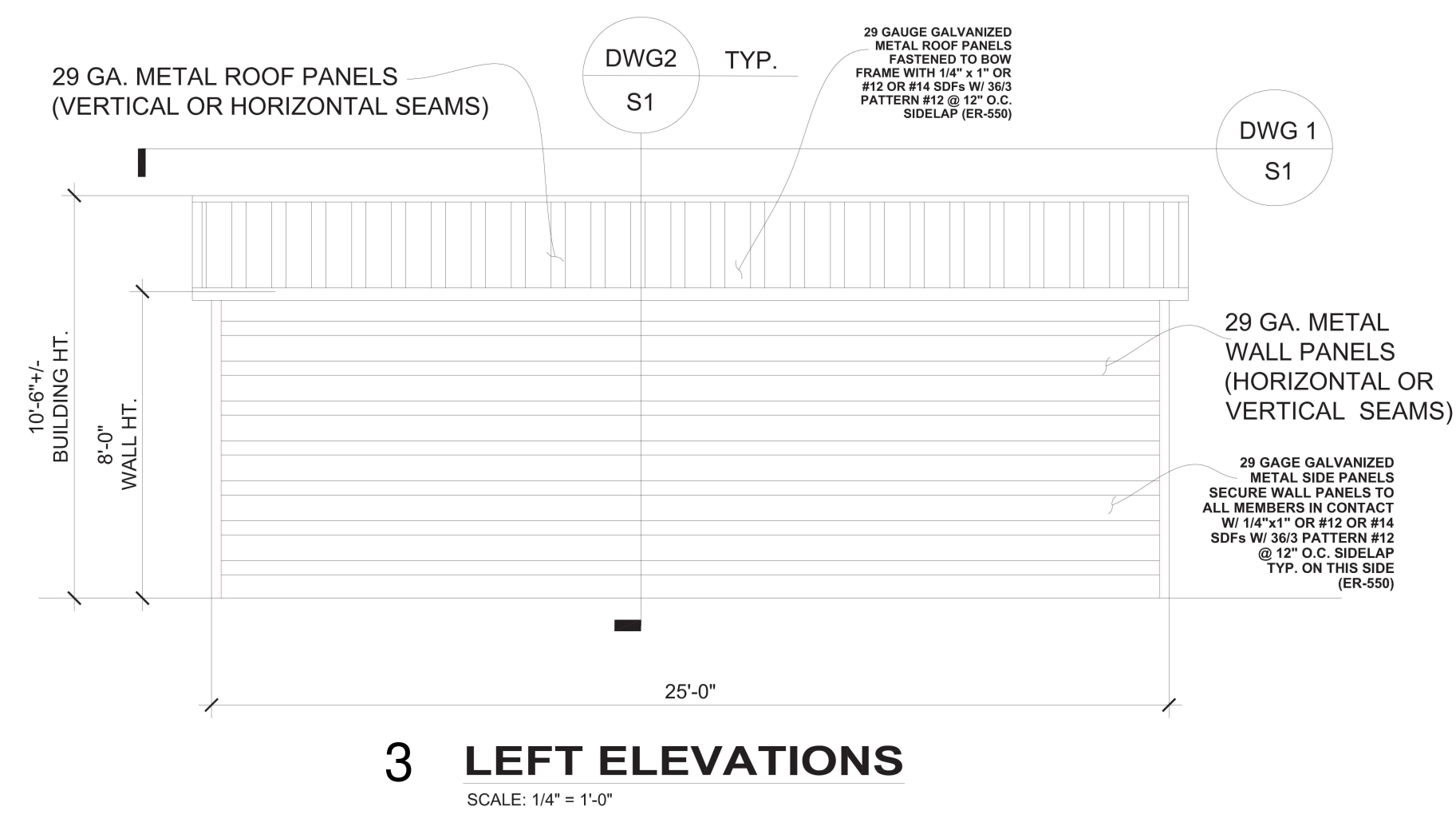
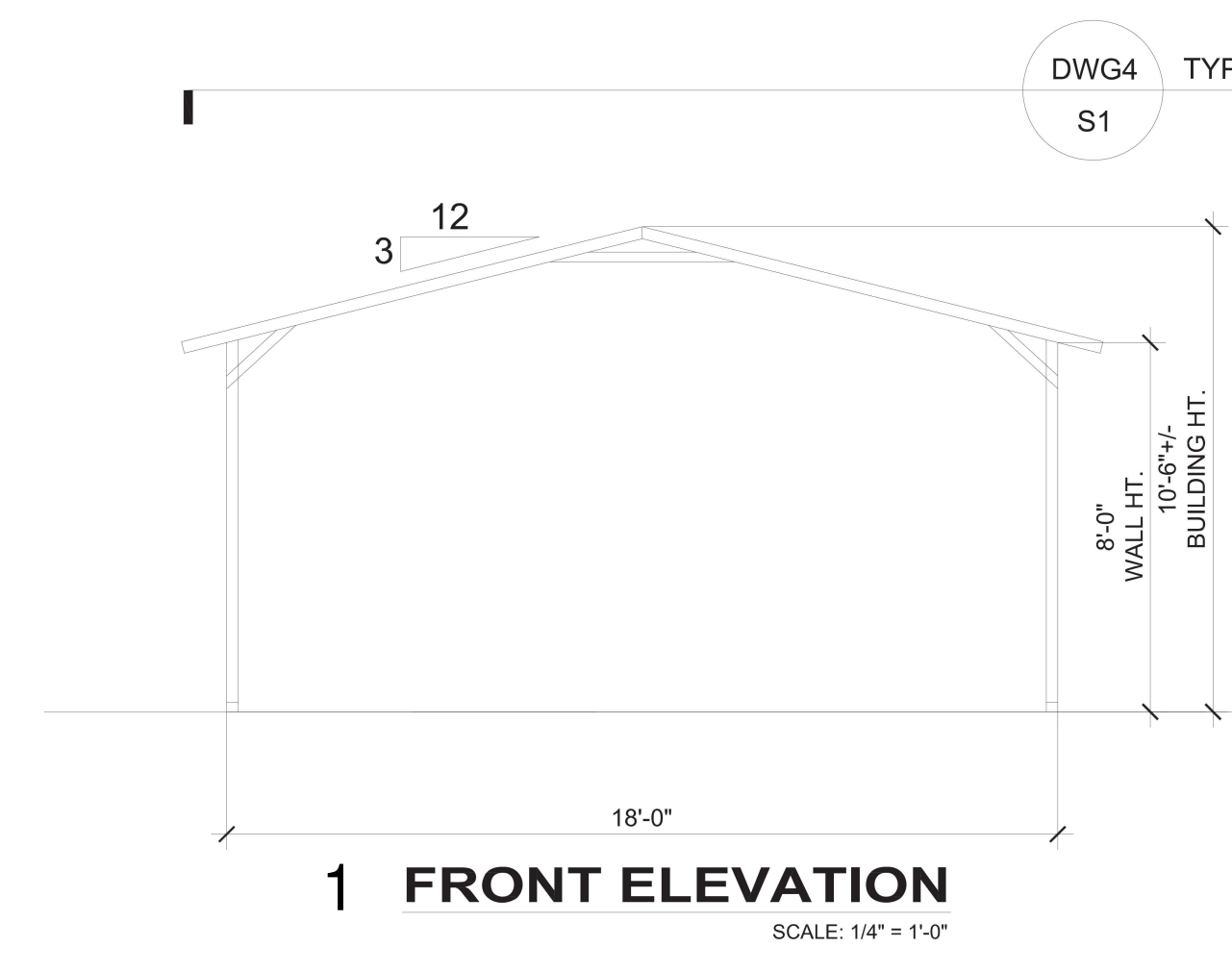
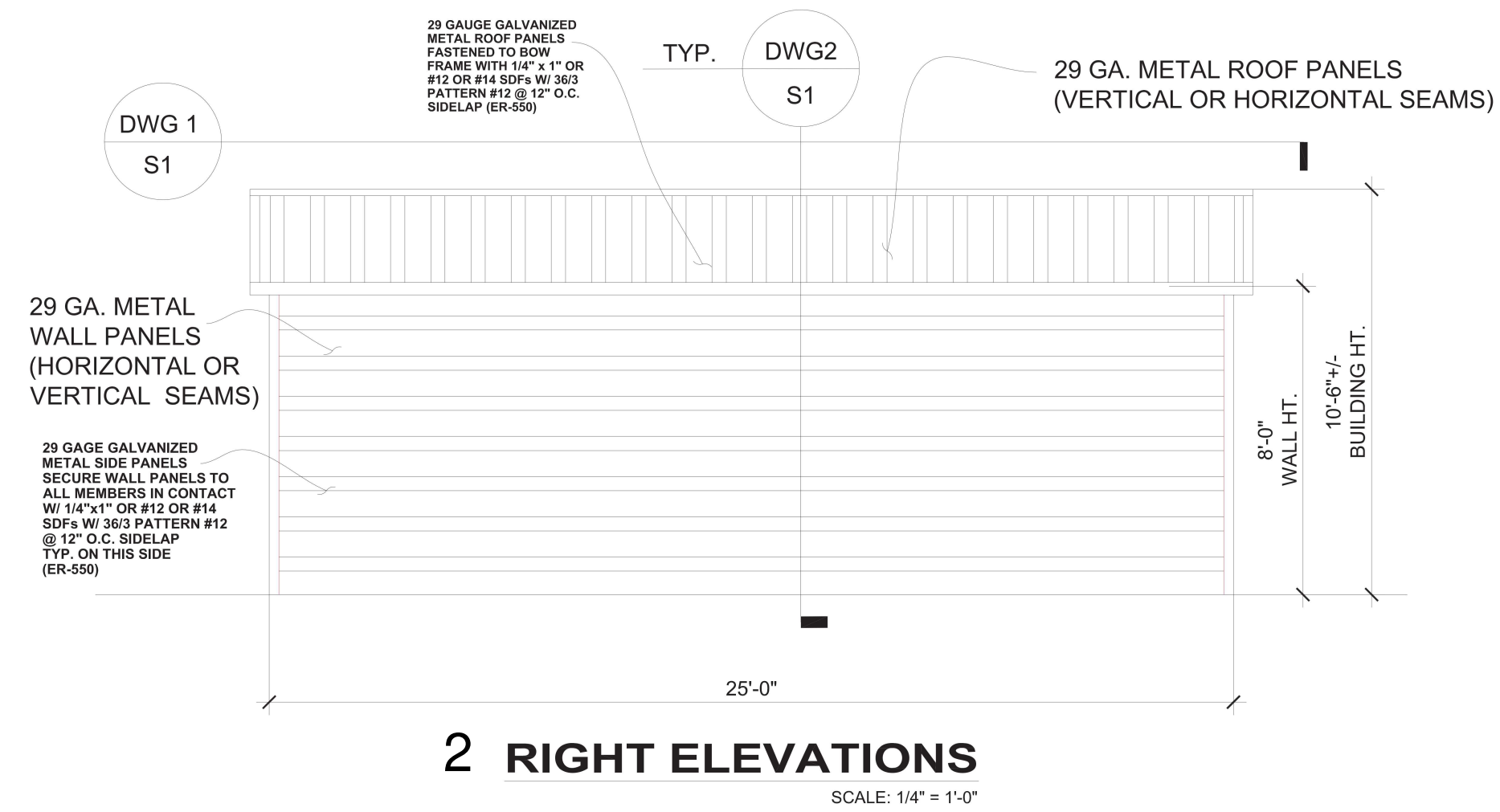


② Floor Plan NEW - Dependent 1
1/4" = 1'-0"



① Floor Plan NEW - Dependent 1 Copy 1
1/4" = 1'-0"

ENGINEER
R.S.
DRAWN BY
R.S.
DATE
04-29-23
REVISIONS:



MADERA CARPORTS
OSCAR BEENE
9678 EAST MESA
CLOVIS, CA 93619



A.S.C. ENGINEERS & ASSOCIATES
STRUCTURAL ENGINEERS • CIVIL DESIGN
CAD DRAFTING SERVICES
7868 N. MAPLE AVE.
CLOVIS, CA 93611
TELEPHONE: (559) 765-0584
FAX: (559) 765-0588

PROJECT NUMBER
5322
SHEET NUMBER
A1

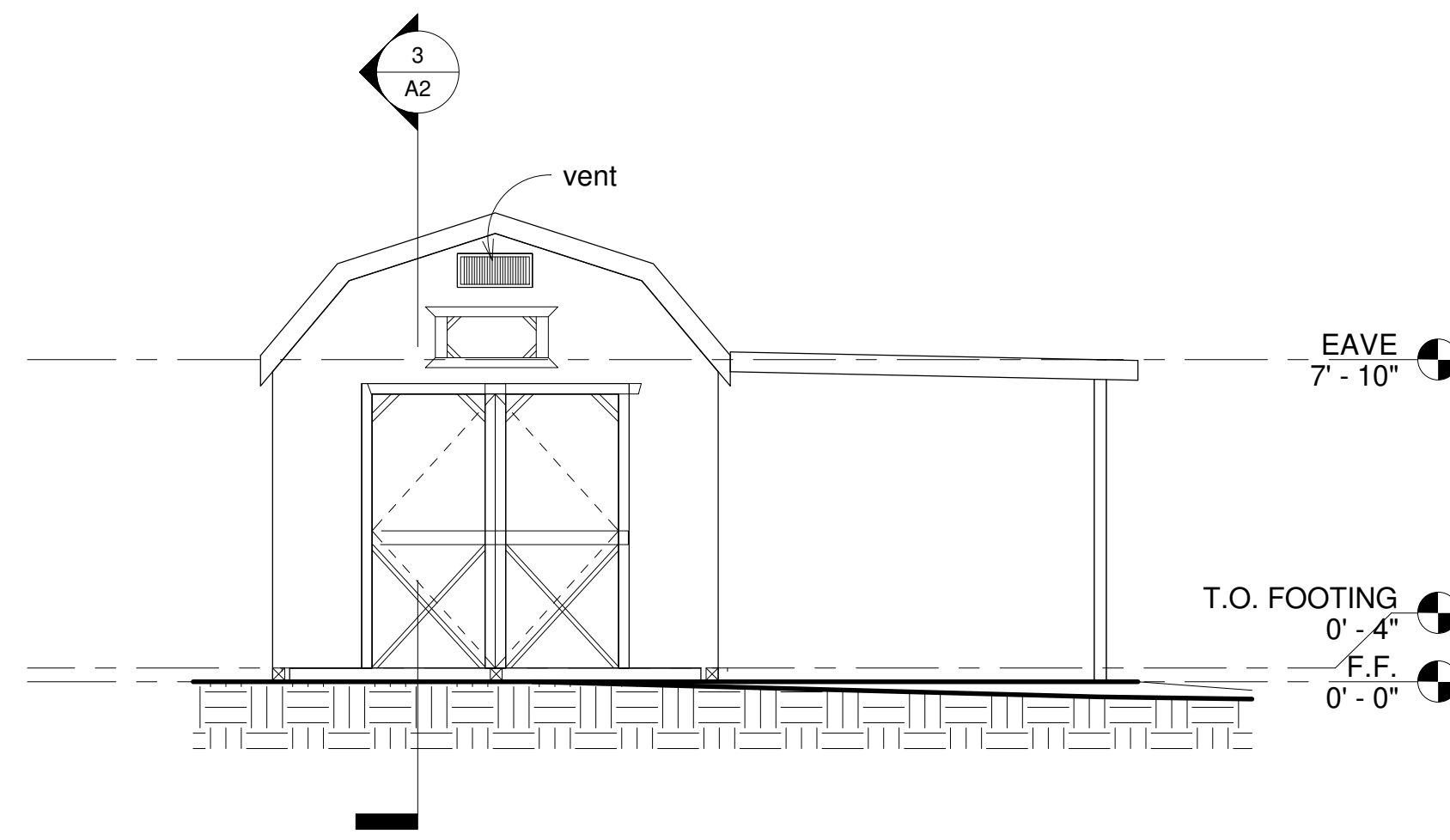


BLDG INC.

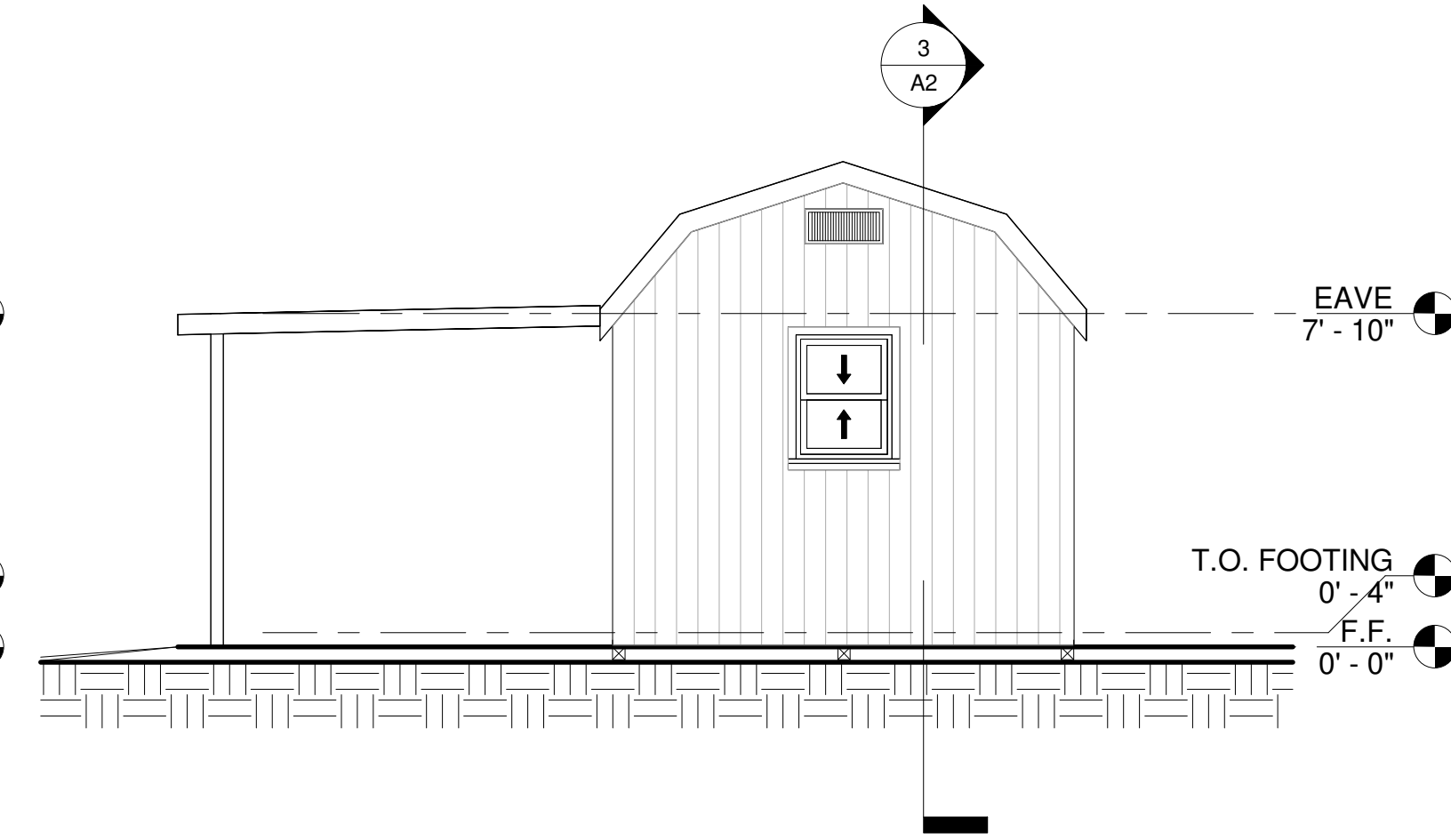
CLIENT INFORMATION

Home Owner:
Oscar & Anna Beene
9678 E Mesa Ave, Clovis CA
93619
(559) 269-4976
anna_beene@yahoo.com

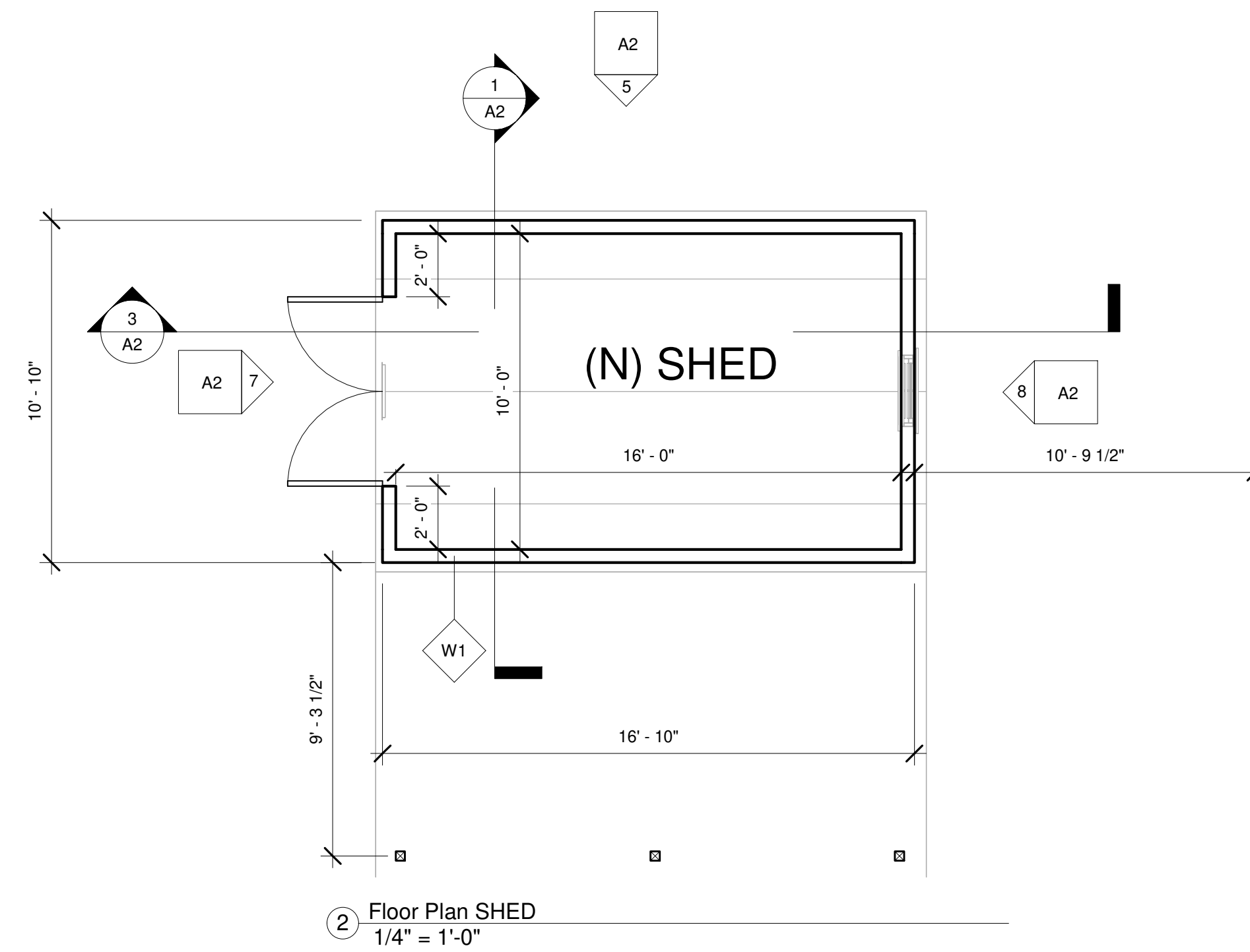
Designer: Faraj Fayad
4312 S. Chestnut ave
Fresno, CA 93725
559-369-0128
Fresnobuilds@gmail.com



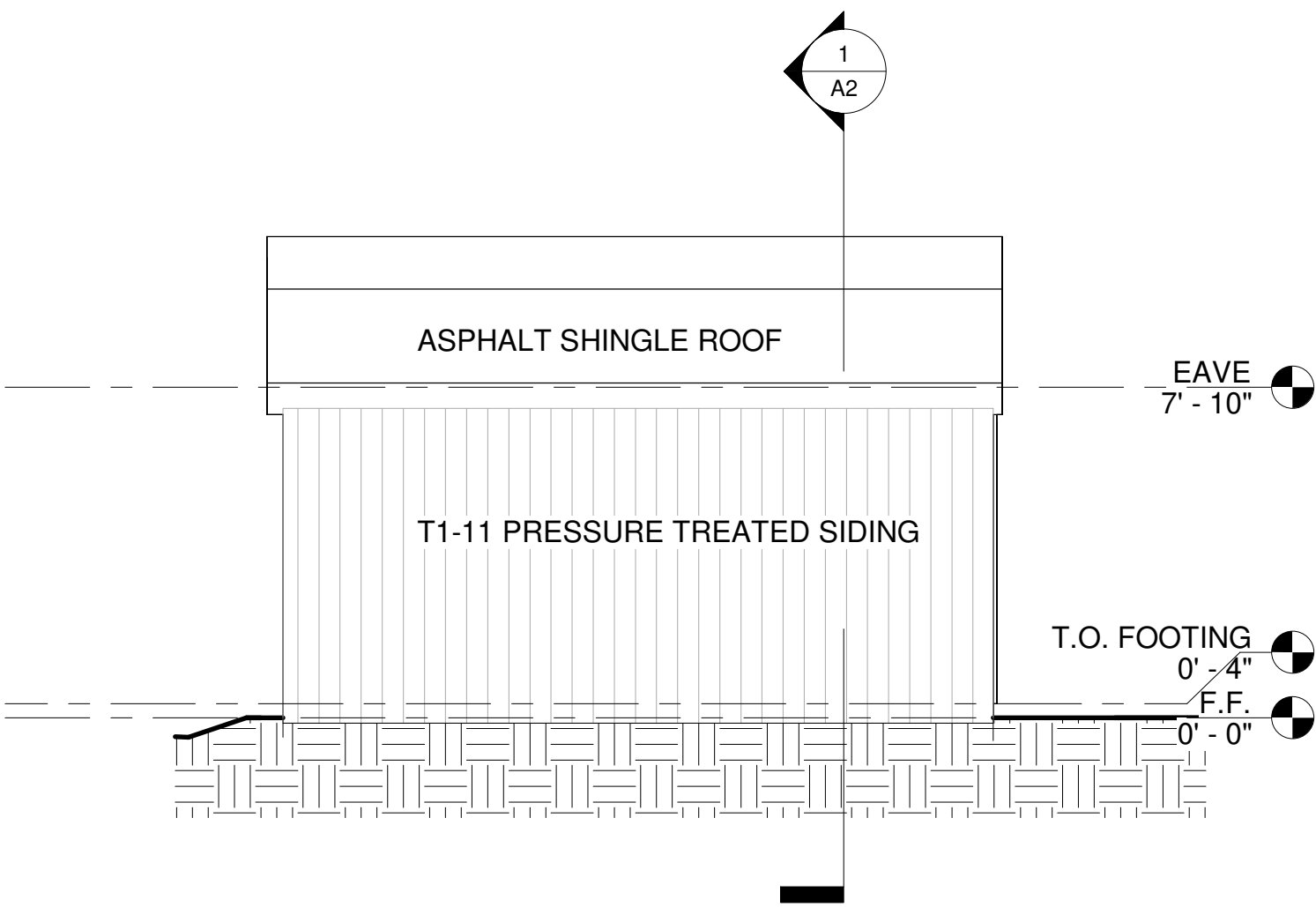
7 SHED FRONT ELEVATION
1/4" = 1'-0"



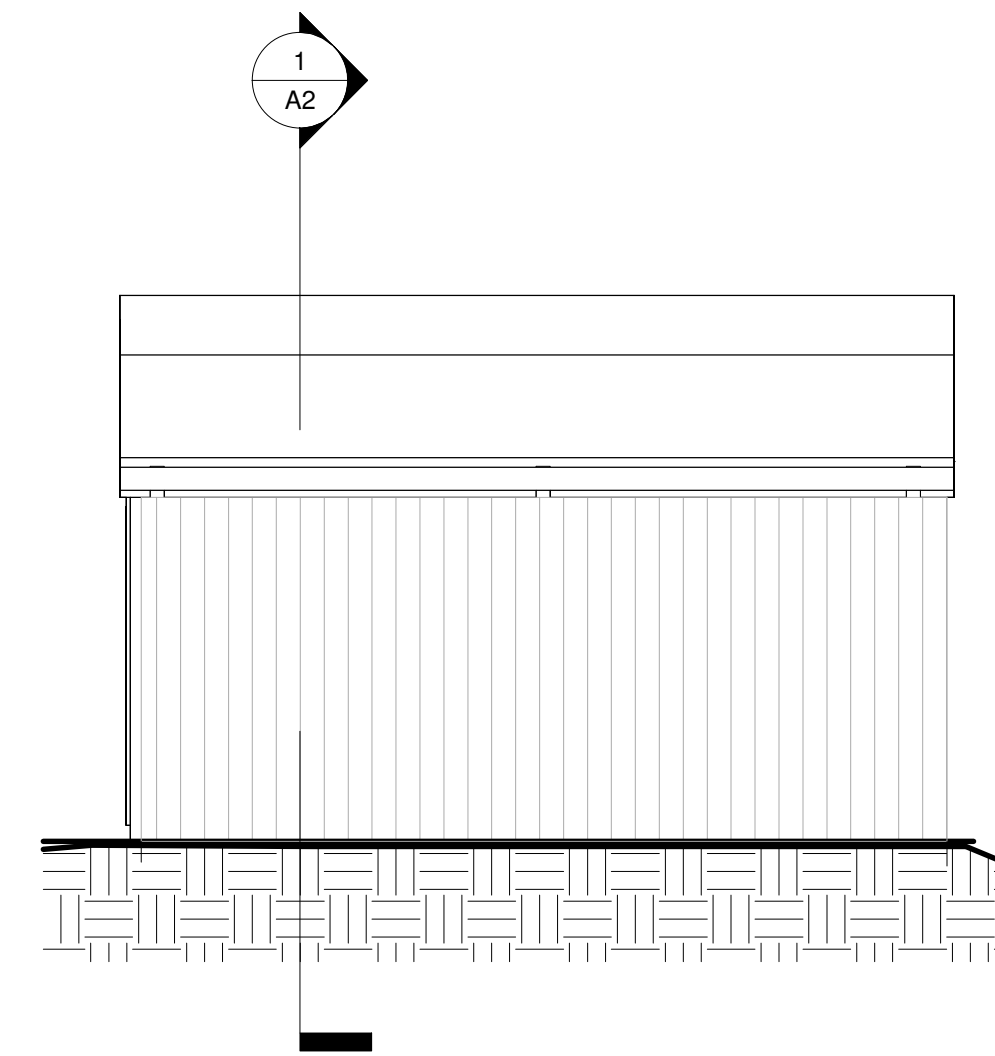
8 SHED REAR ELEVATION
1/4" = 1'-0"



2 Floor Plan SHED
1/4" = 1'-0"



5 SHED LEFT ELEVATION
1/4" = 1'-0"



6 SHED RIGHT ELEVATION
1/4" = 1'-0"

SHED PLAN NOTES

PREFABRICATED SHED BY OLD HICKORY BUILDINGS
AND SHEDS COMPANY.

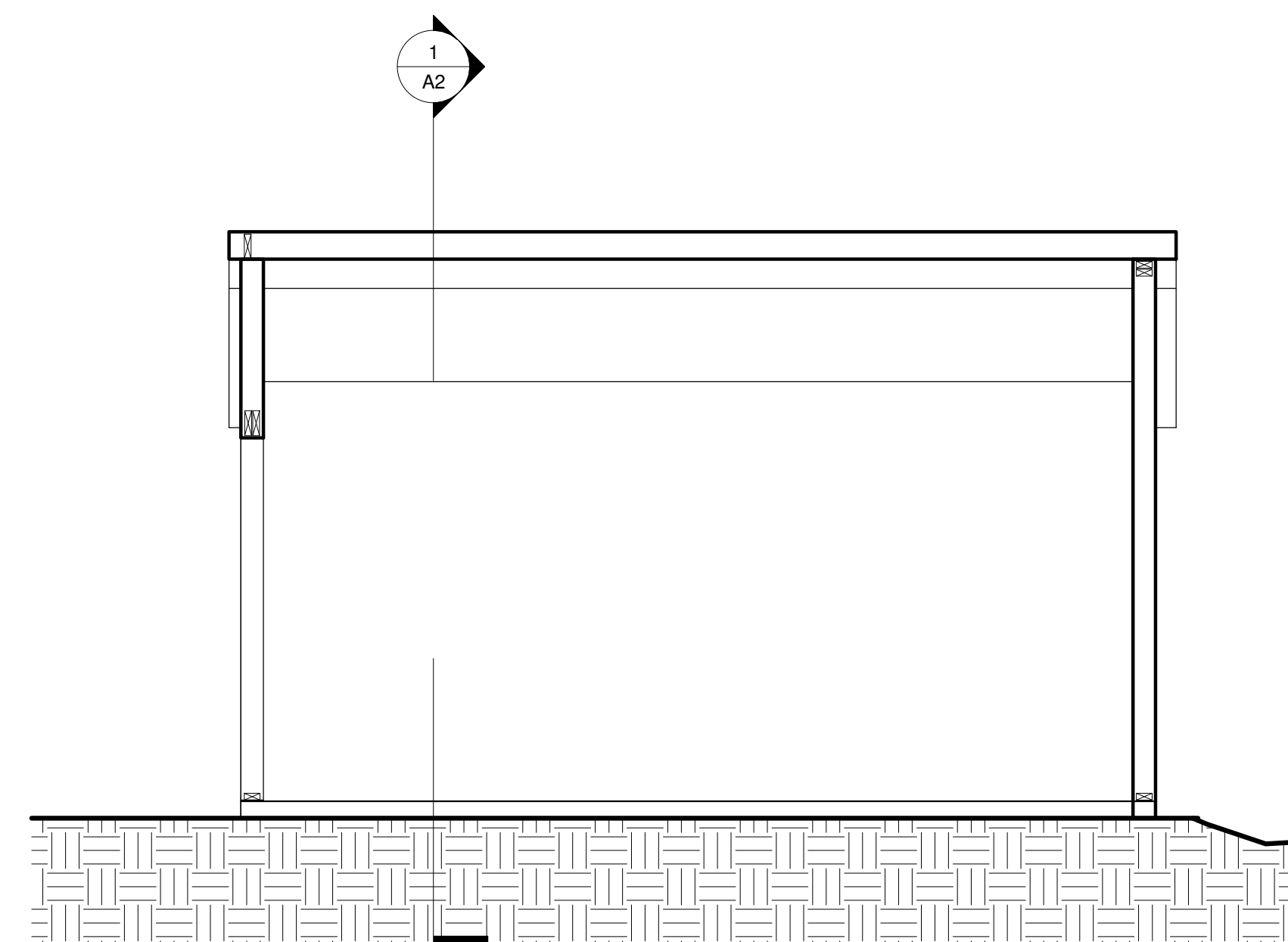
10X16 LOFTED BARN

ALL EXISTING EXTERIOR WALLS TO REMAIN

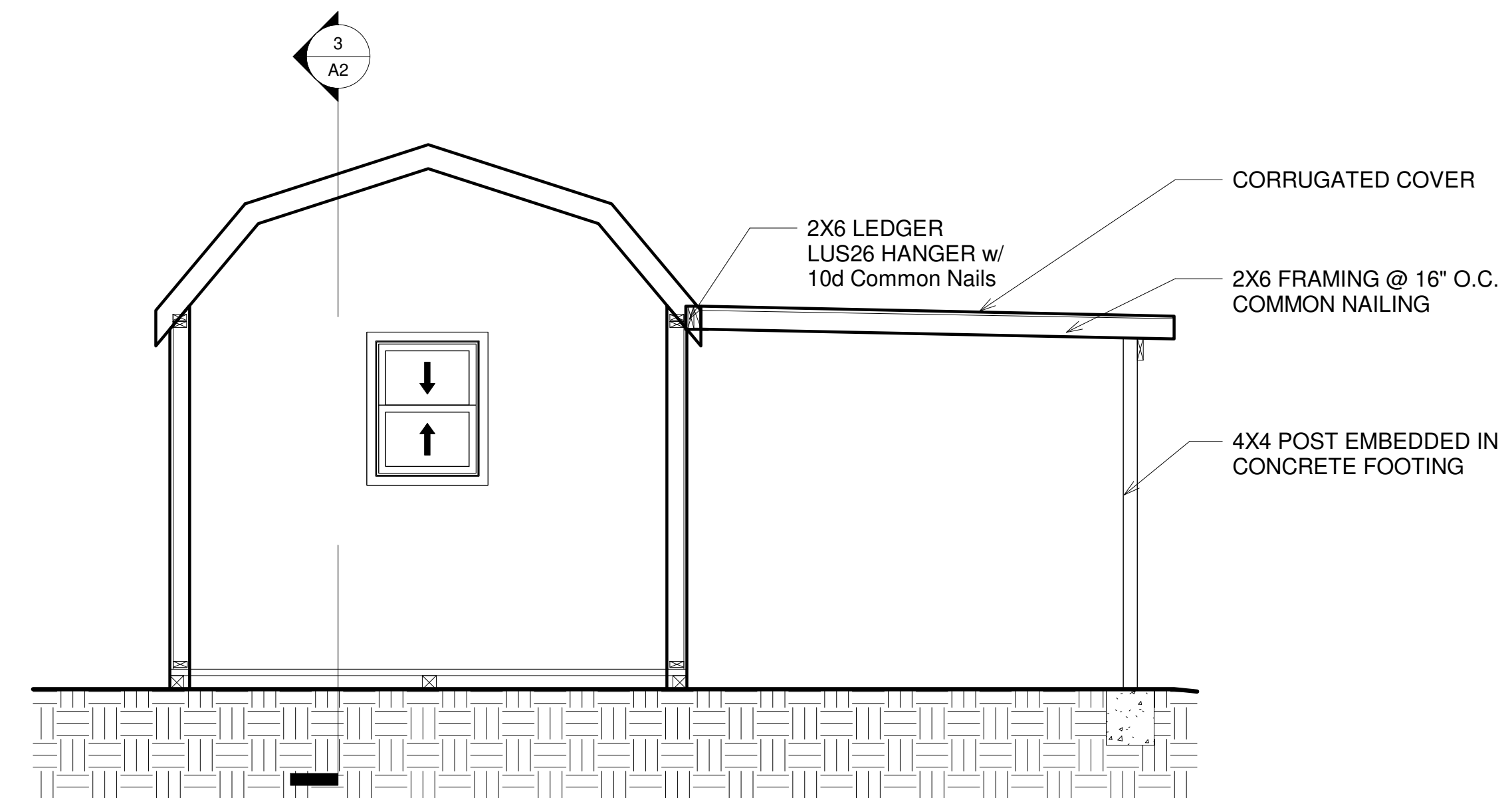
ALL EXISTING ROOFING TO REMAIN AS BUILT

WALL SCHEDULE

W1 2X WOOD FRAMING WITH T1-11 SIDING



3 Section 4
3/8" = 1'-0"



1 Section 3
3/8" = 1'-0"

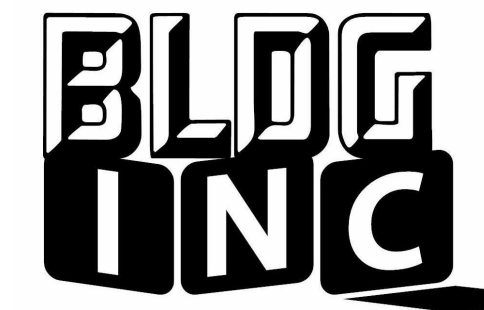
No.	Description	Date

OSCAR BEENE
AS BUILT
Shed Plans

Project number	1102
Date	05/14/2022
Drawn by	Author
Checked by	Checker

A2

Scale As indicated

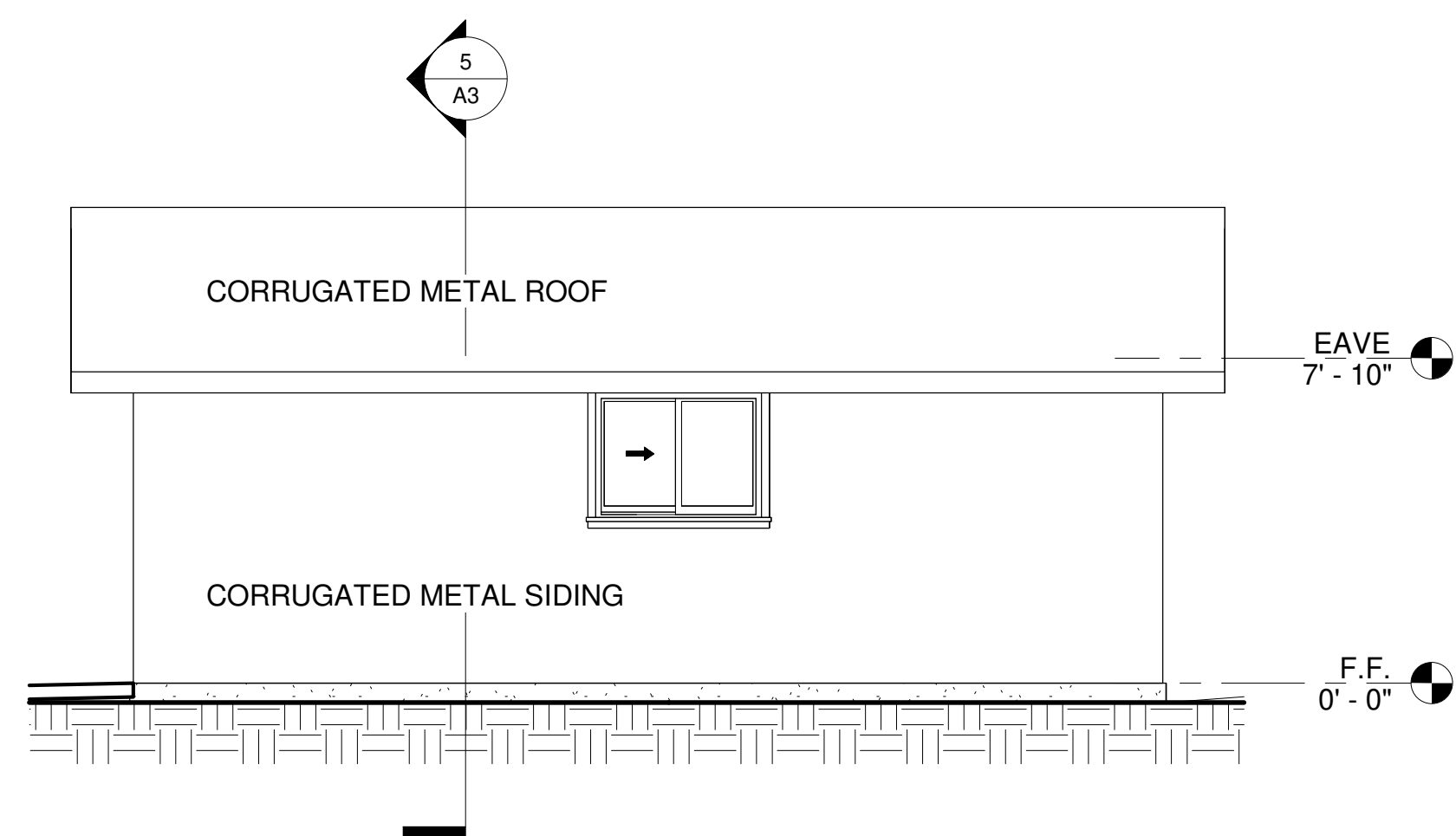


BLDG INC.

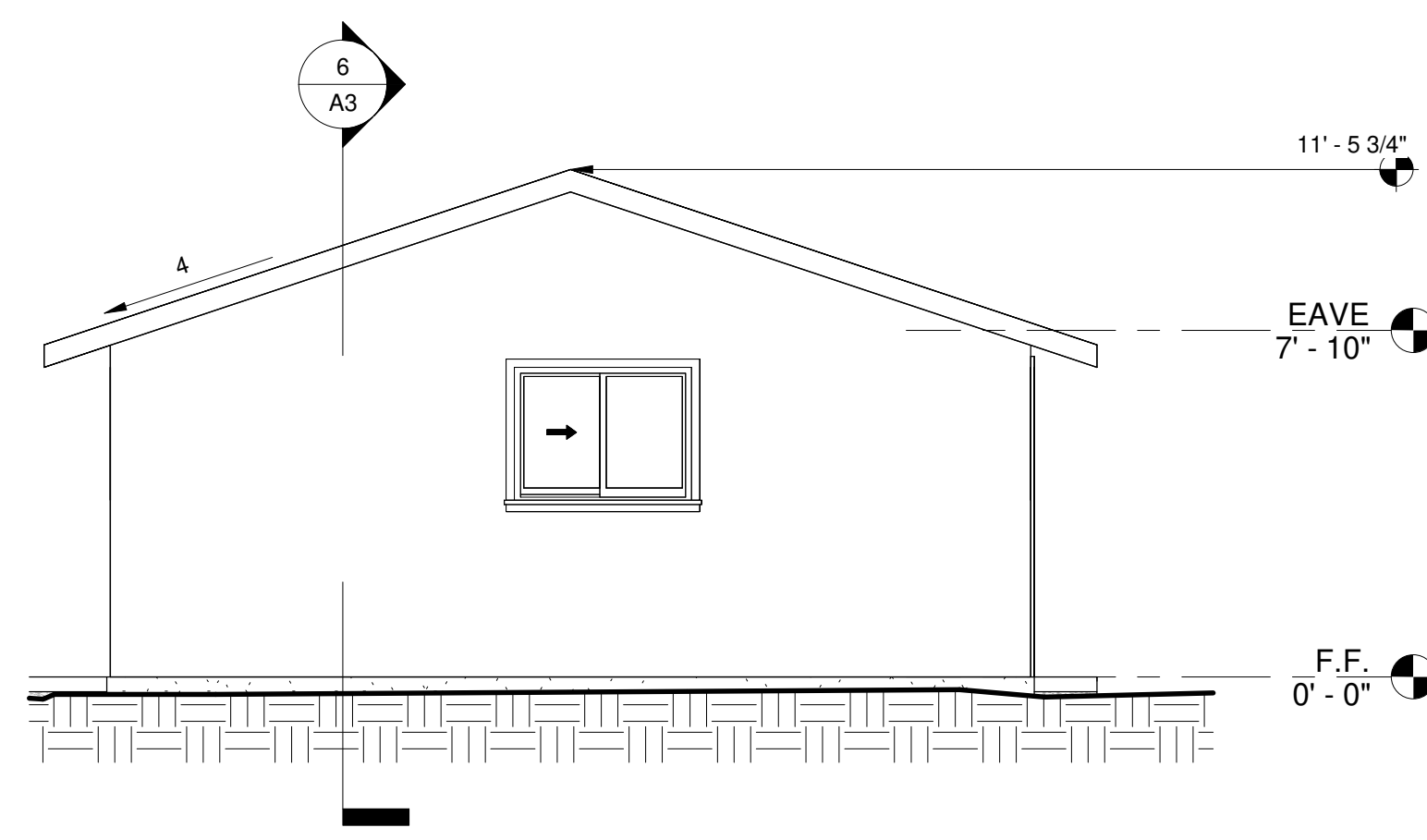
CLIENT INFORMATION

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 9678 E Mesa Ave, Clovis CA
 93619
 (559) 269-4976
 anna_beene@yahoo.com

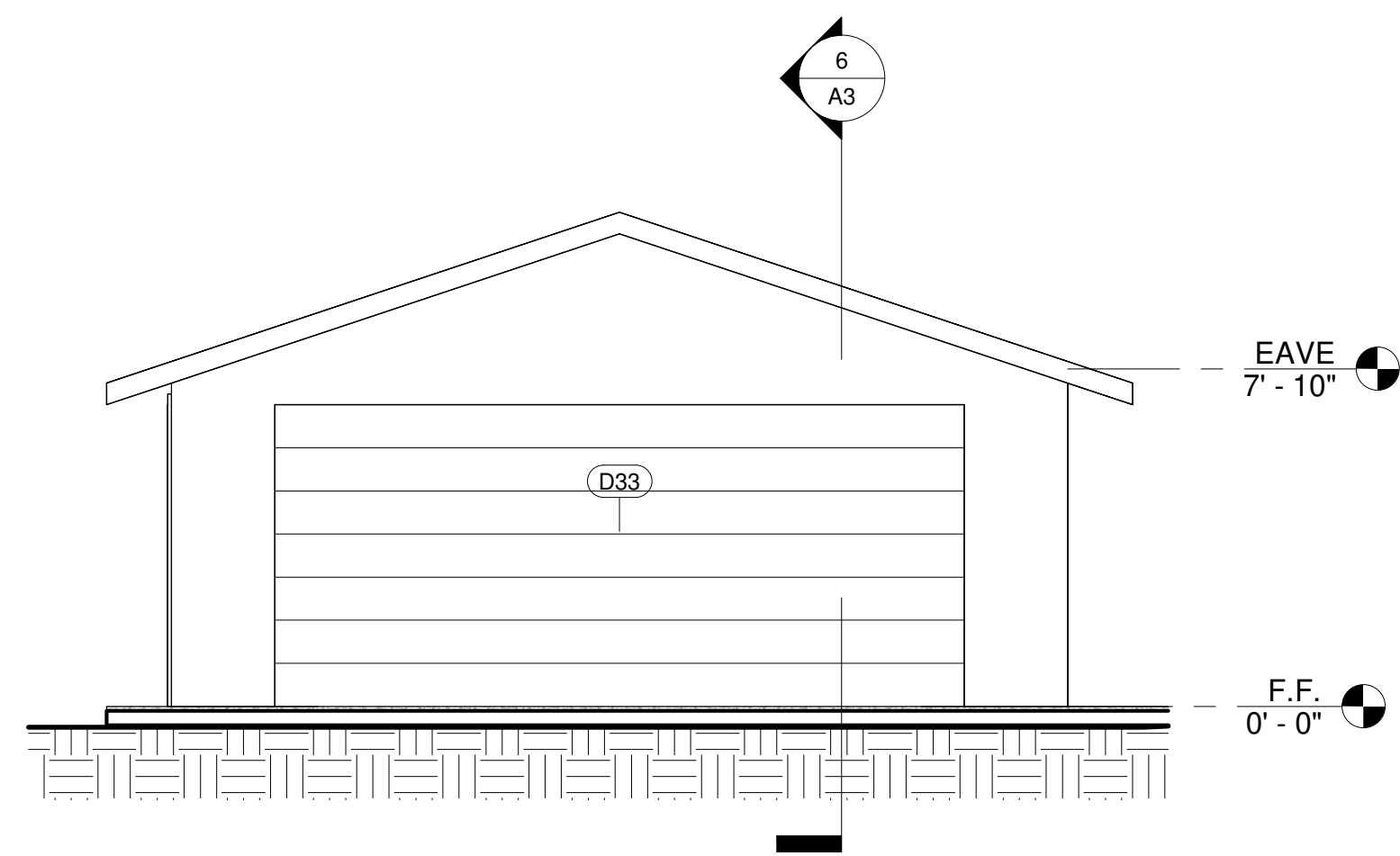
Designer: Faraj Fayad
 4312 S. Chestnut ave
 Fresno, CA 93725
 559-369-0128
 Fresnobuilds@gmail.com



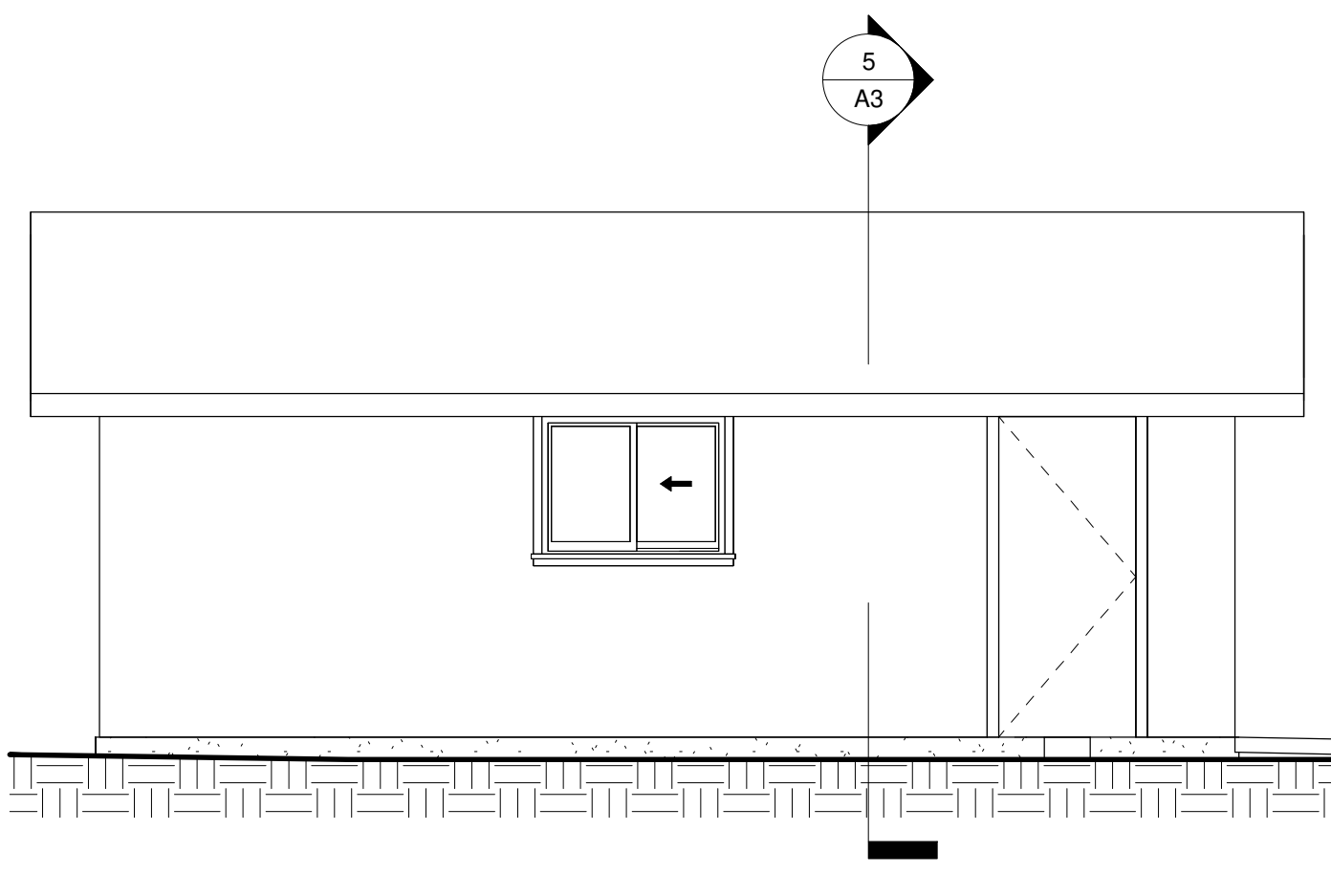
2 GARAGE RIGHT ELEVATION
 1/4" = 1'-0"



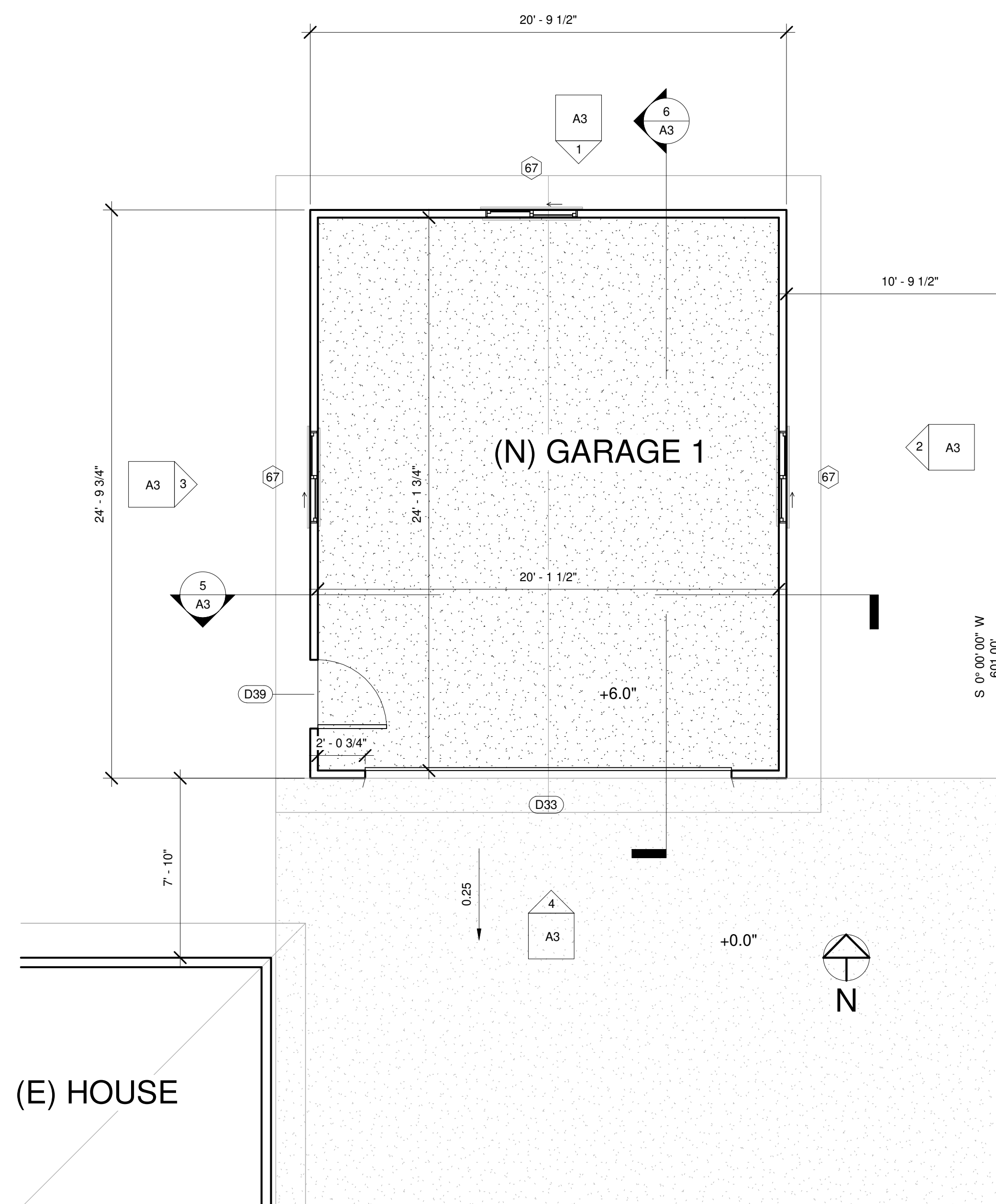
1 GARAGE REAR ELEVATION
 1/4" = 1'-0"



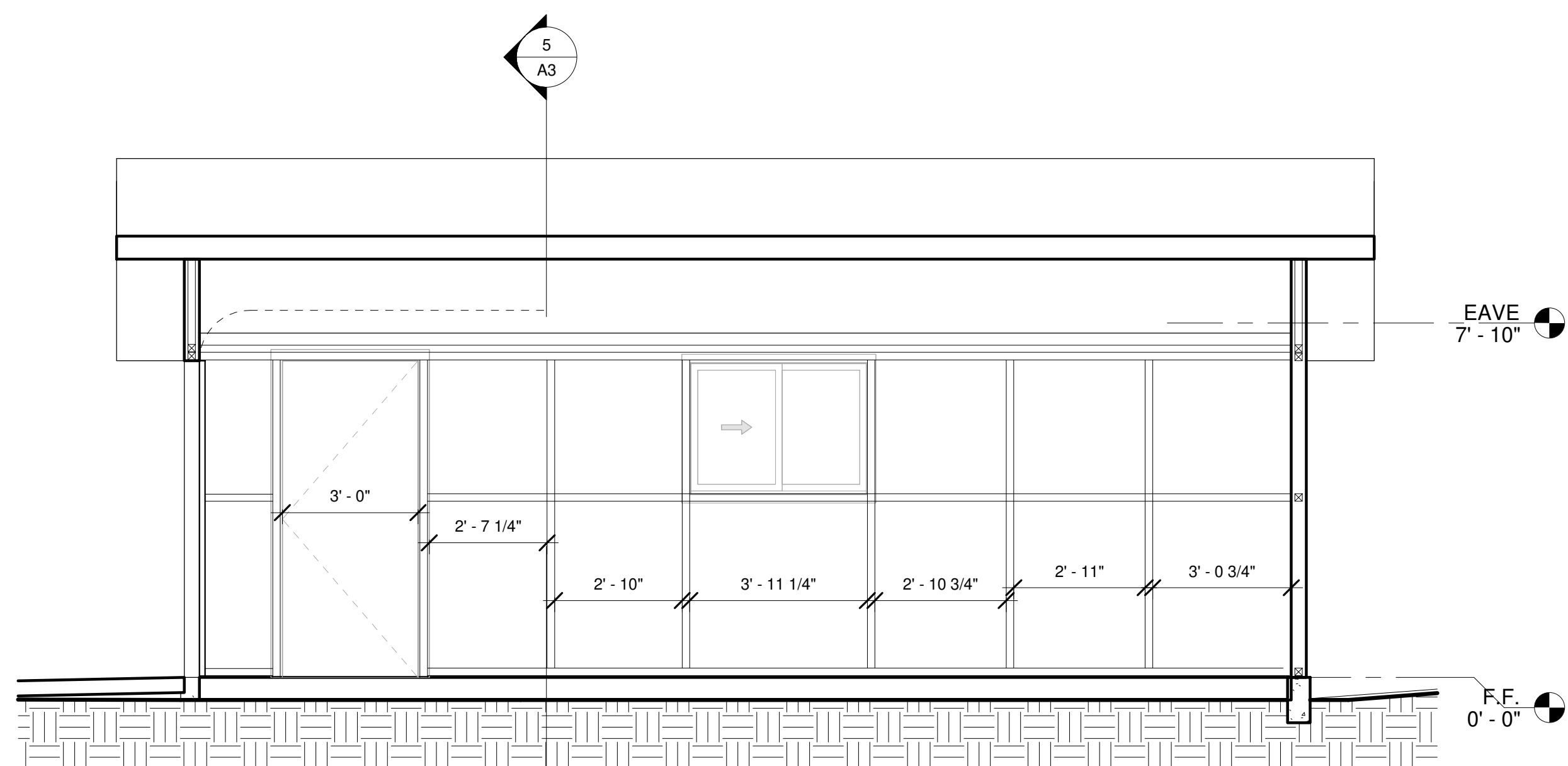
4 GARAGE FRONT ELEVATION (SOUTH)
 1/4" = 1'-0"



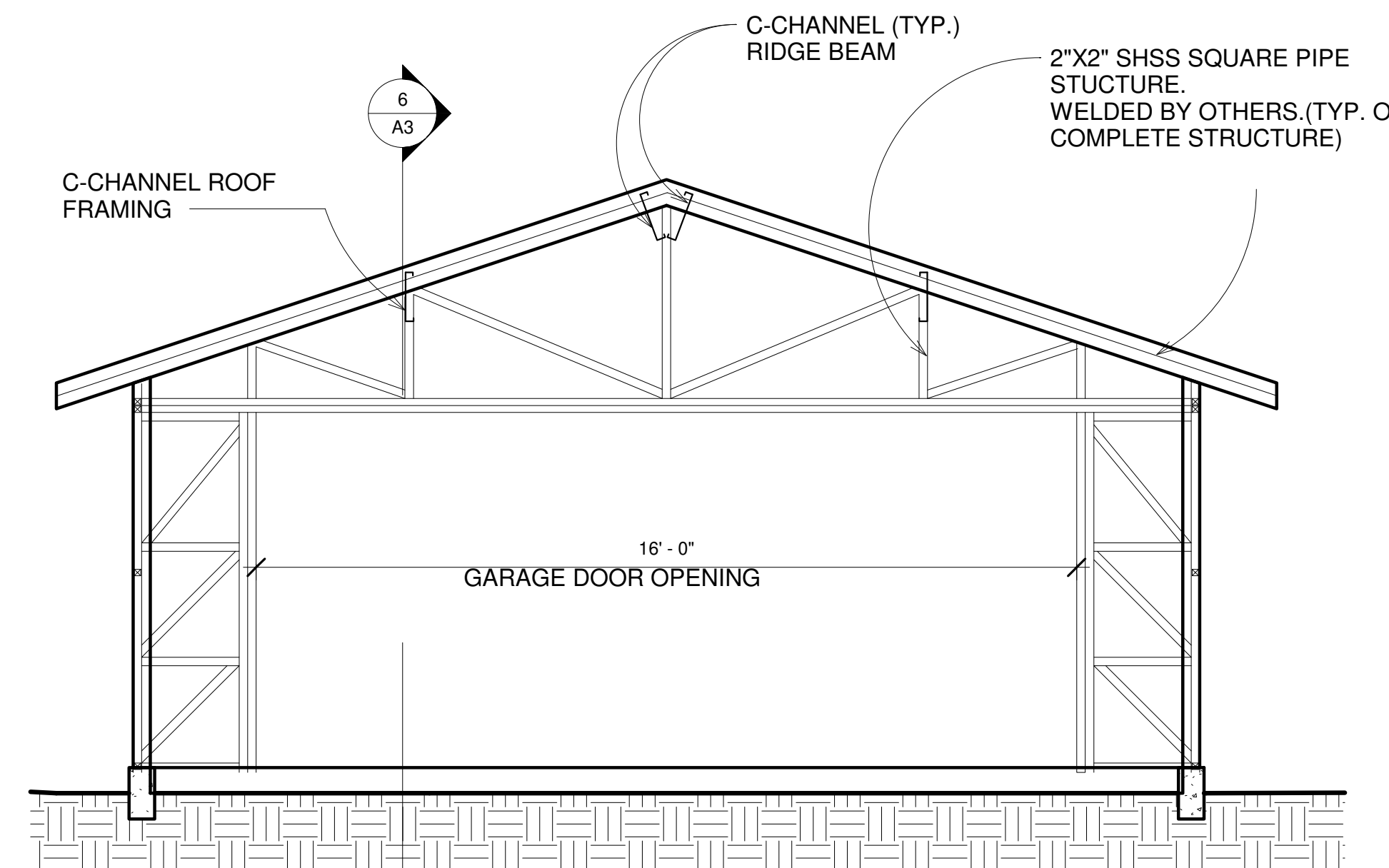
3 GARAGE LEFT ELEVATION
 1/4" = 1'-0"



7 Floor Plan GARAGE
 1/4" = 1'-0"



6 Section 2
 3/8" = 1'-0"



5 Section 1
 3/8" = 1'-0"

GARAGE PLAN NOTES

STRUCTURE DESIGNED AND BUILT BY "CLOVIS STEEL BARN & BUILDINGS".

2X2 WLDED GALVANIZED WALL FRAMES

GALVANIZED STEEL ROOF PERLINS

26 GAUGE ZINCALUME STEEL ROOF.

No.	Description	Date

**OSCAR BEENE
 AS BUILT
 Garage Plans**

Project number 1102
 Date 05/14/2022
 Drawn by Author
 Checked by Checker

A3

Scale As indicated



BLDG INC.

CLIENT INFORMATION

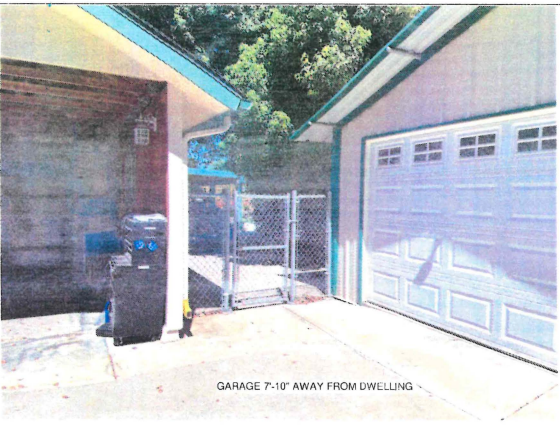
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 93619
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 anna_beene@yahoo.com

Designer: Faraj Fayad
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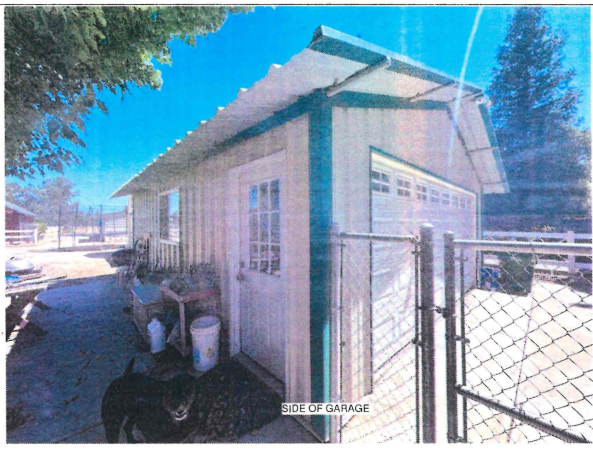
No.	Description	Date

OSCAR BEENE
 AS BUILT
 PICTURES

Project Number 1102
 Date 05/14/2022
 Drawn by Author
 Checked by Checker
 Scale C2



GARAGE 7'-10" AWAY FROM DWELLING



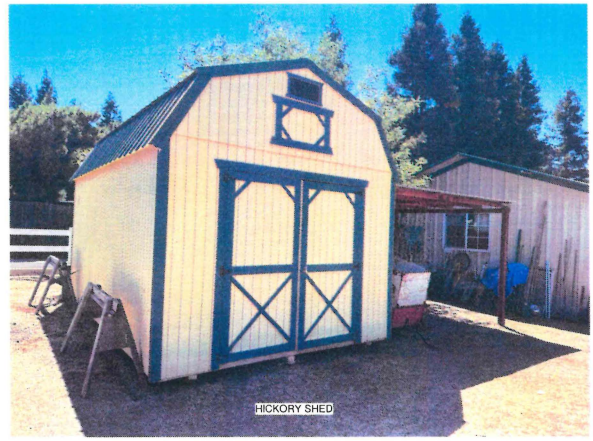
SIDE OF GARAGE



FRONT OF GARAGE



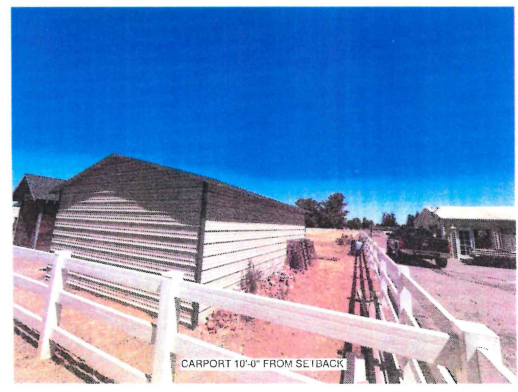
HICKORY SHED 10 FEET FROM PROPERTY FENCE



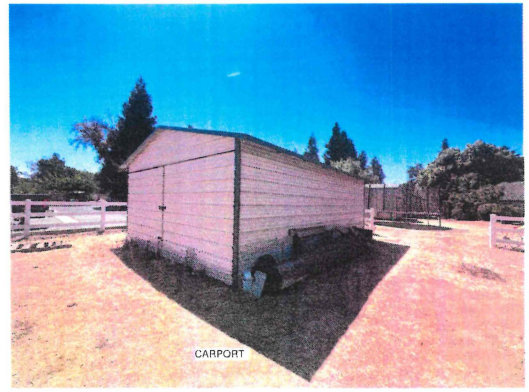
HICKORY SHED



HICKORY SHED



CARPORT 10'-0" FROM SE BACK



CARPORT



BLDG INC.

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 anna_beene@yahoo.com

Designer: Faraj Fayad
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 Fresno, CA 93725
 559-369-0128
 Fresnobuilds@gmail.com

No.	Description	Date

OSCAR BEENE
 AS BUILT
 PICTURES 2

Project number 1102
 Date 05/14/2022
 Drawn by Author
 Checked by Checker

C3

Scale

ENGINEER
R.S.
DRAWN BY
R.S.
DATE
04-29-23
REVISIONS:

MADERA CARPORTS
OSCAR BEBENE
9678 EAST MESA
CLOVIS, CA 93619

SEAL



MAY 02 2023

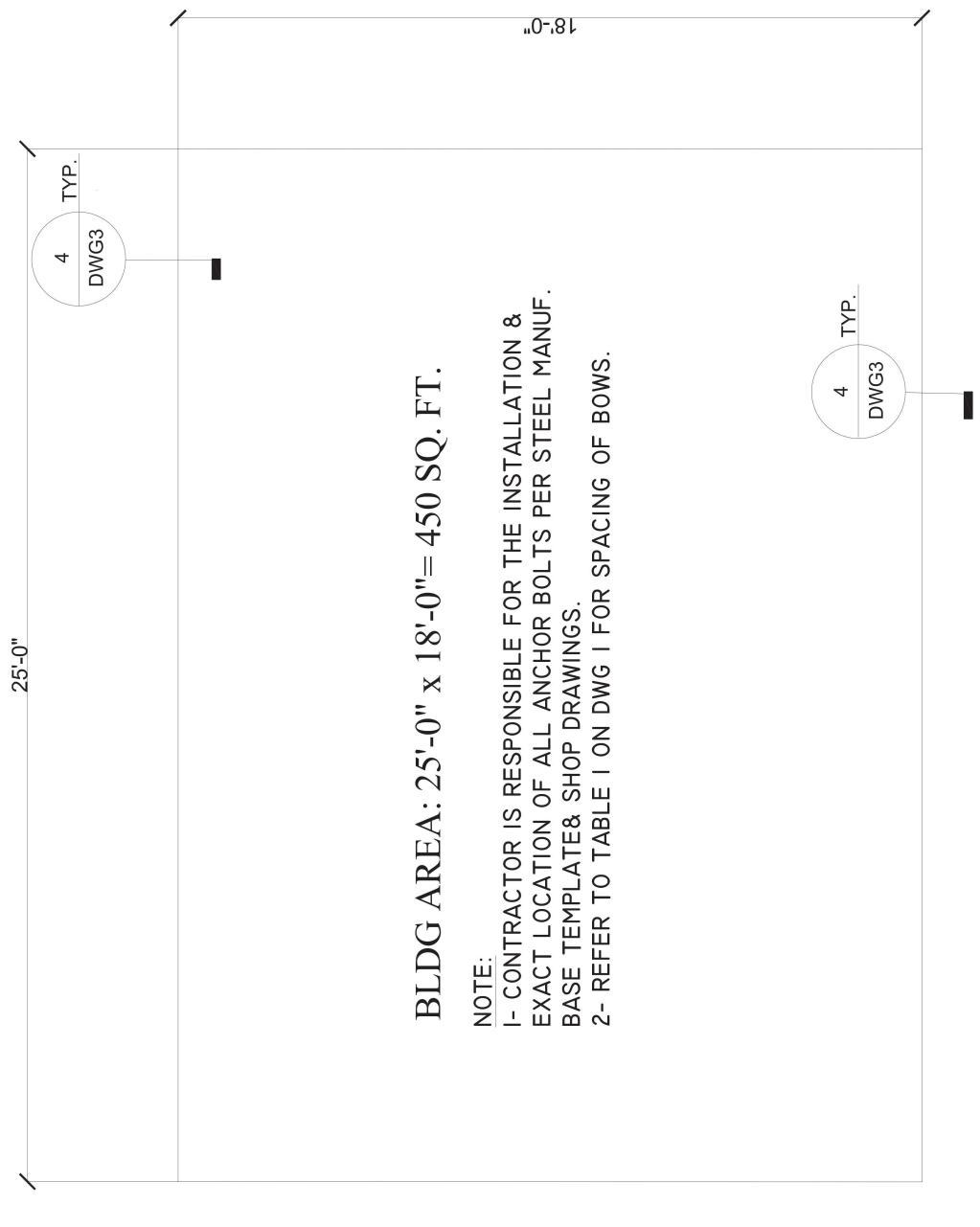
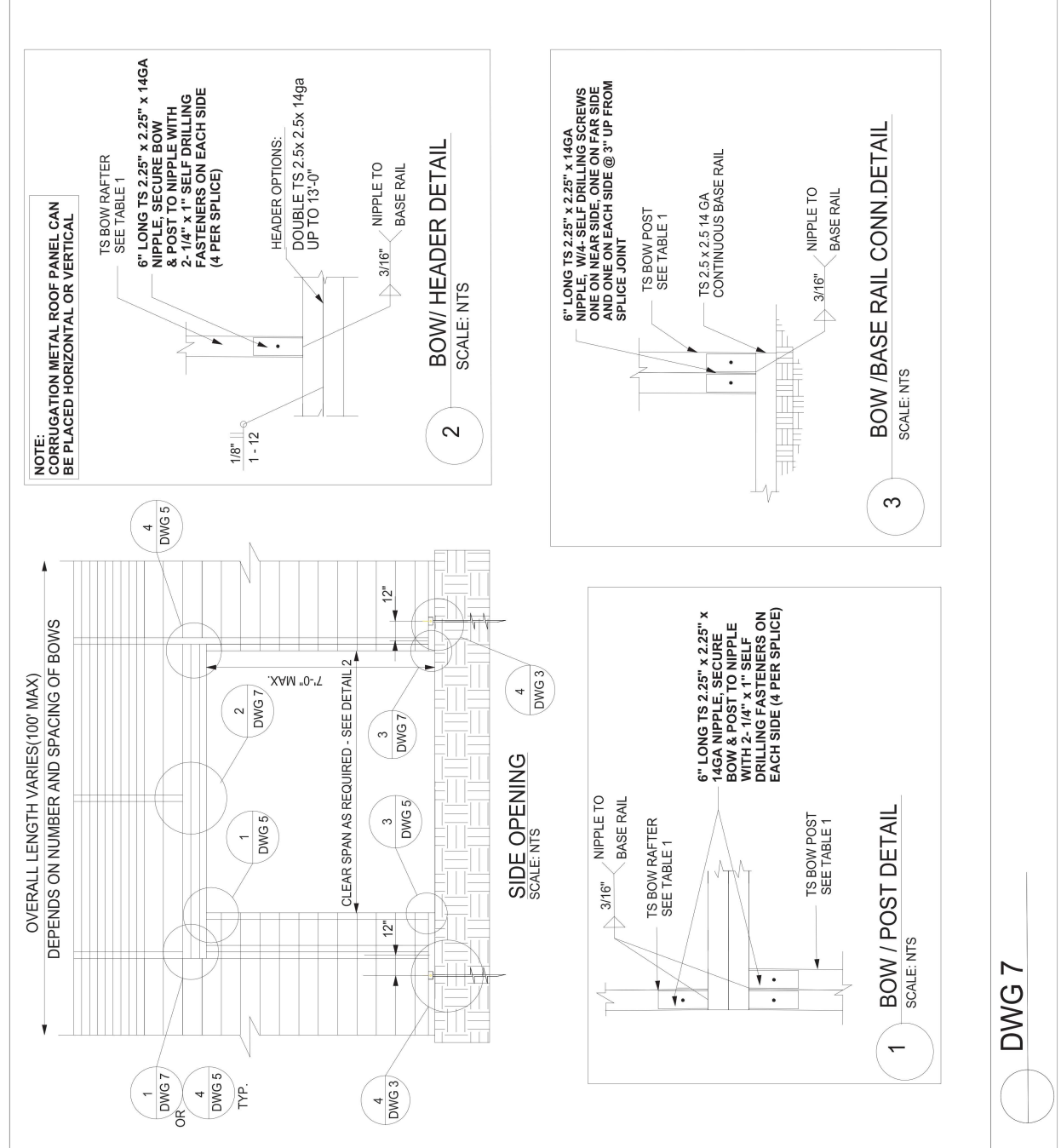
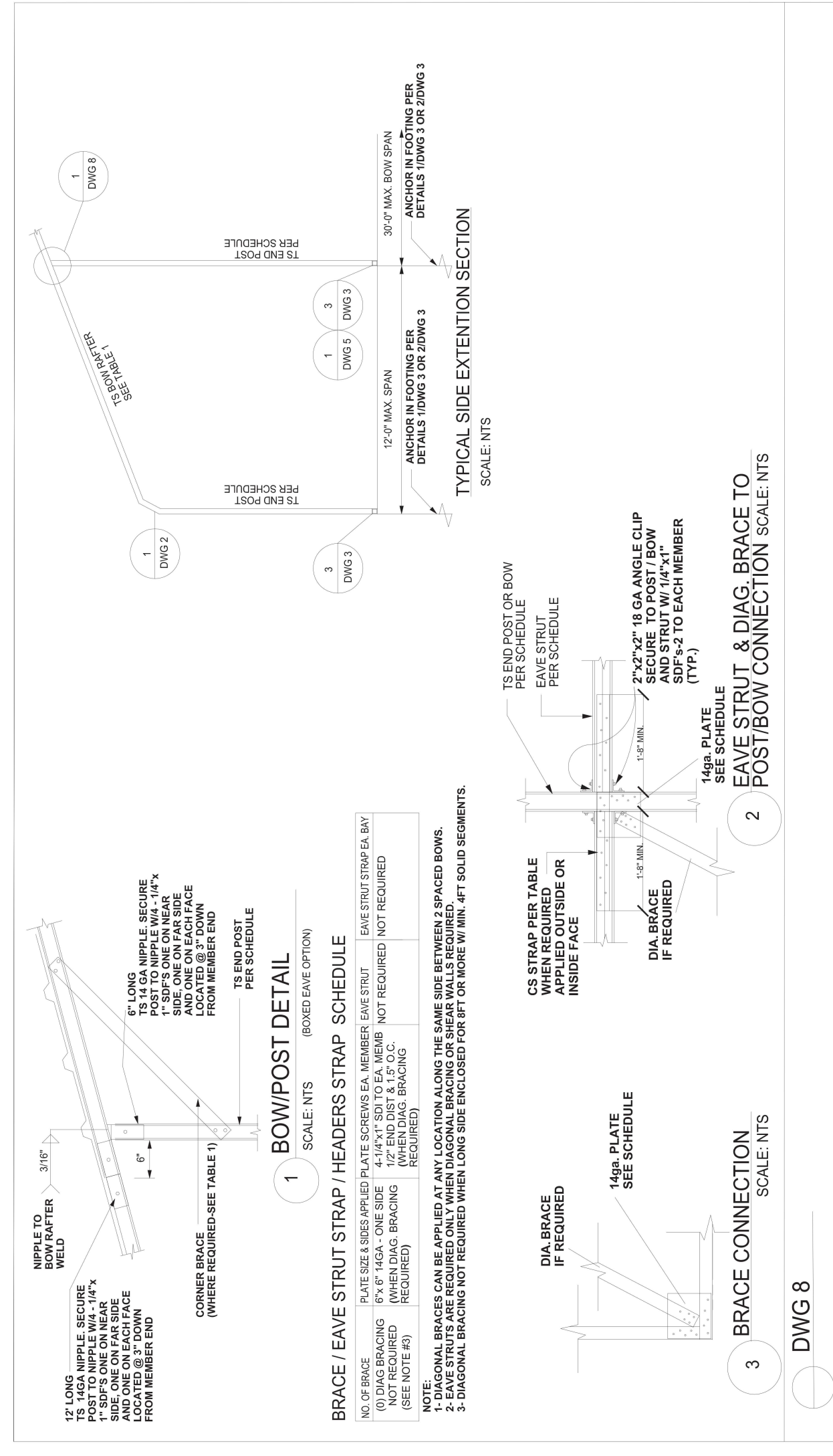
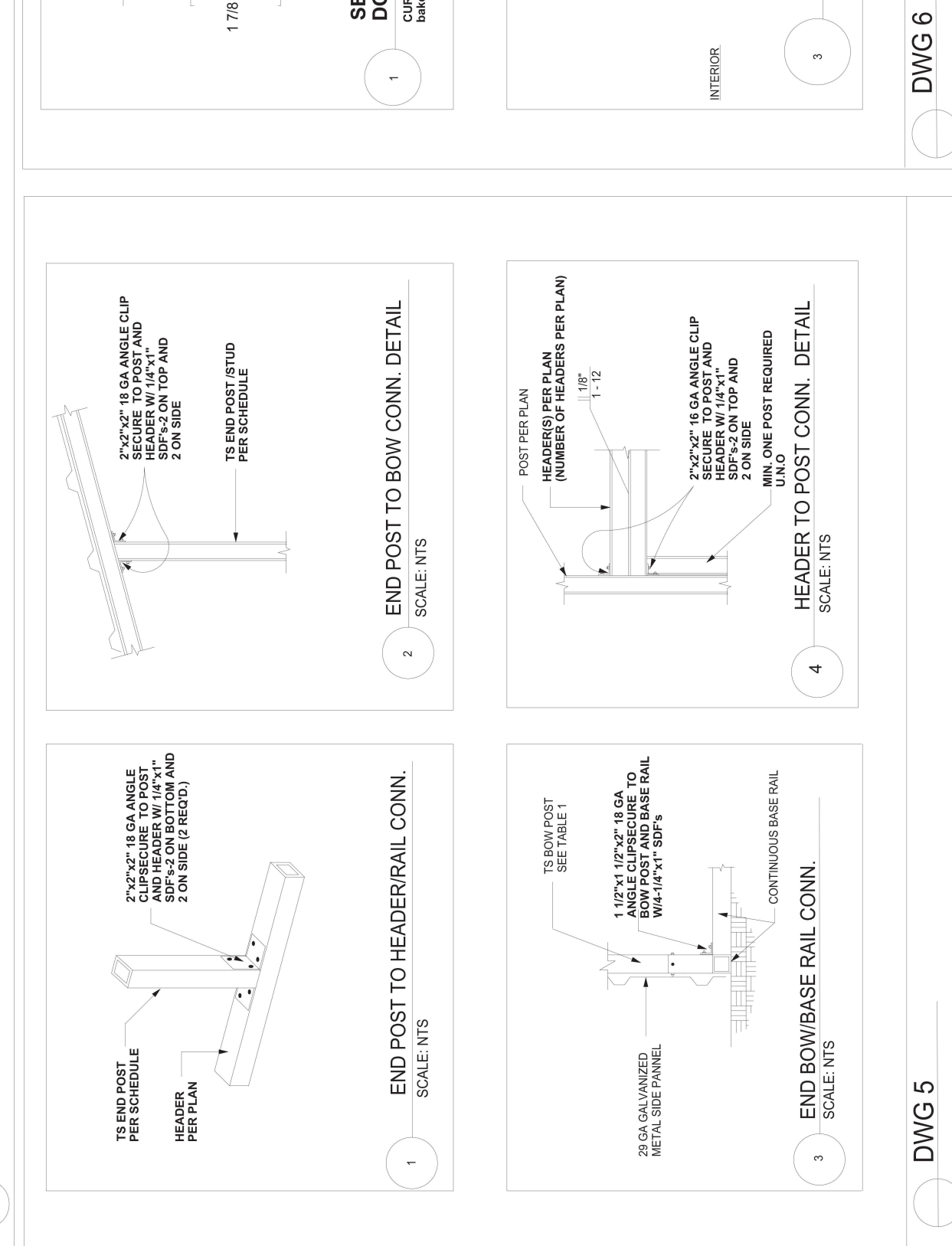
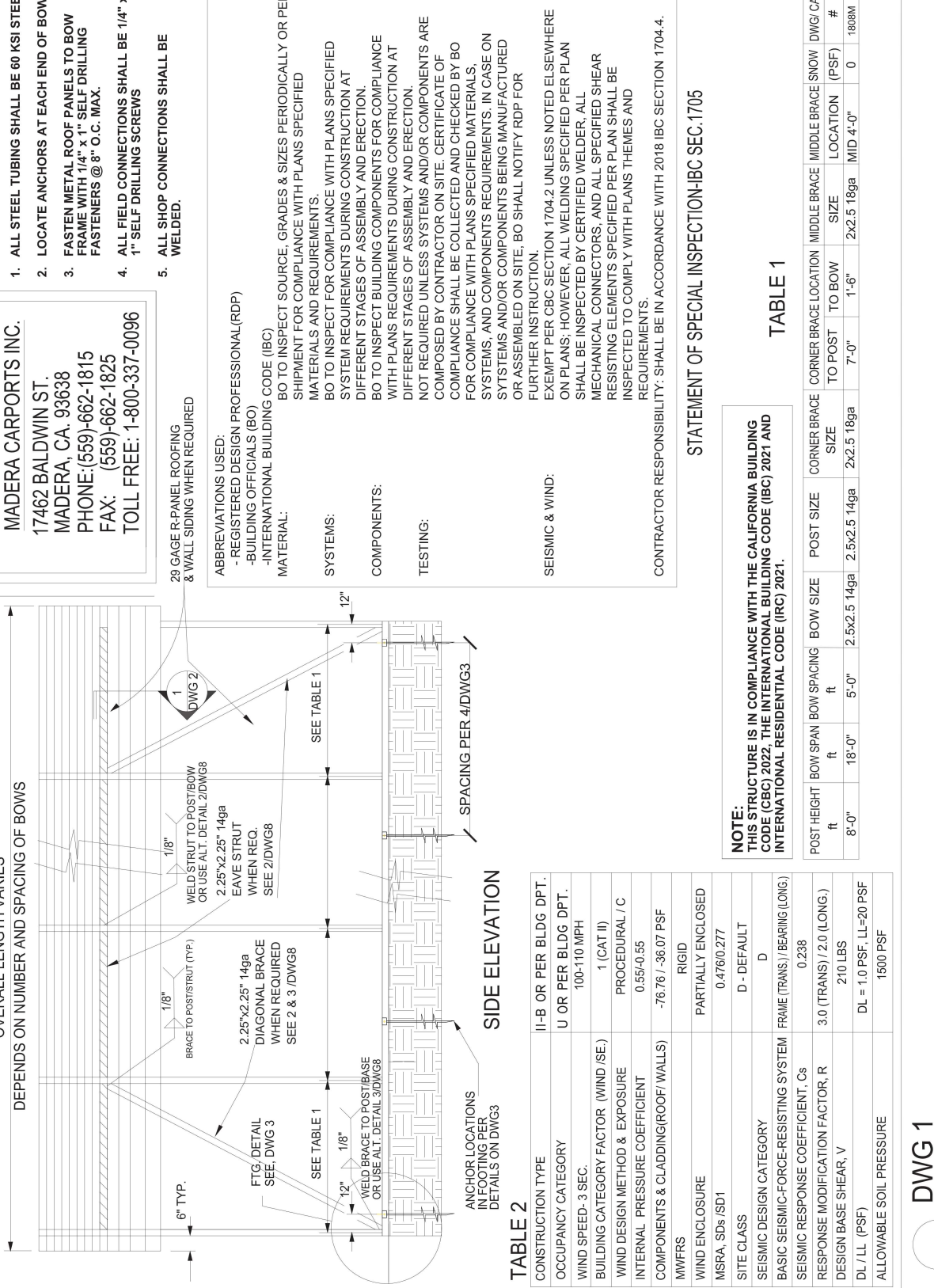
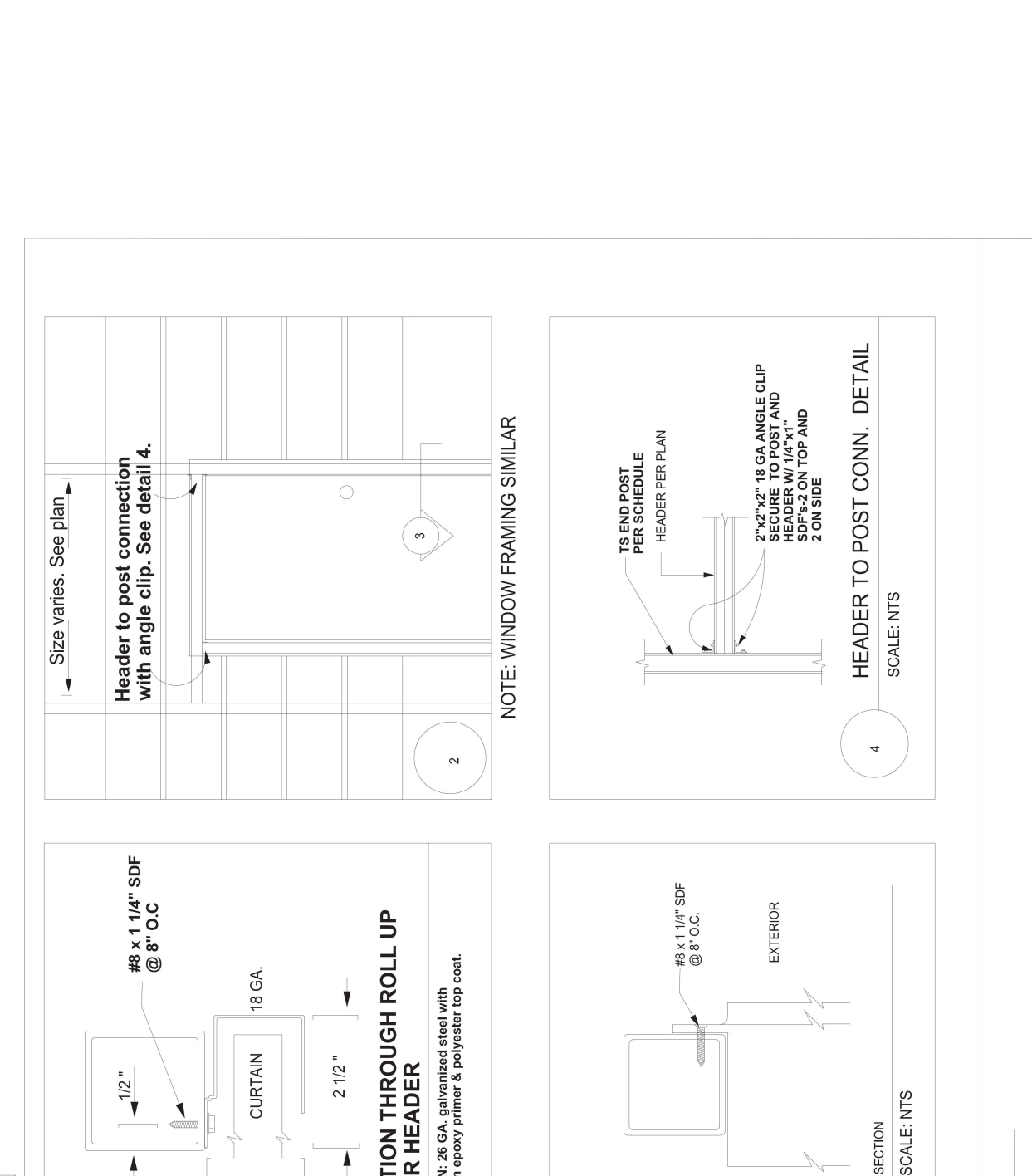
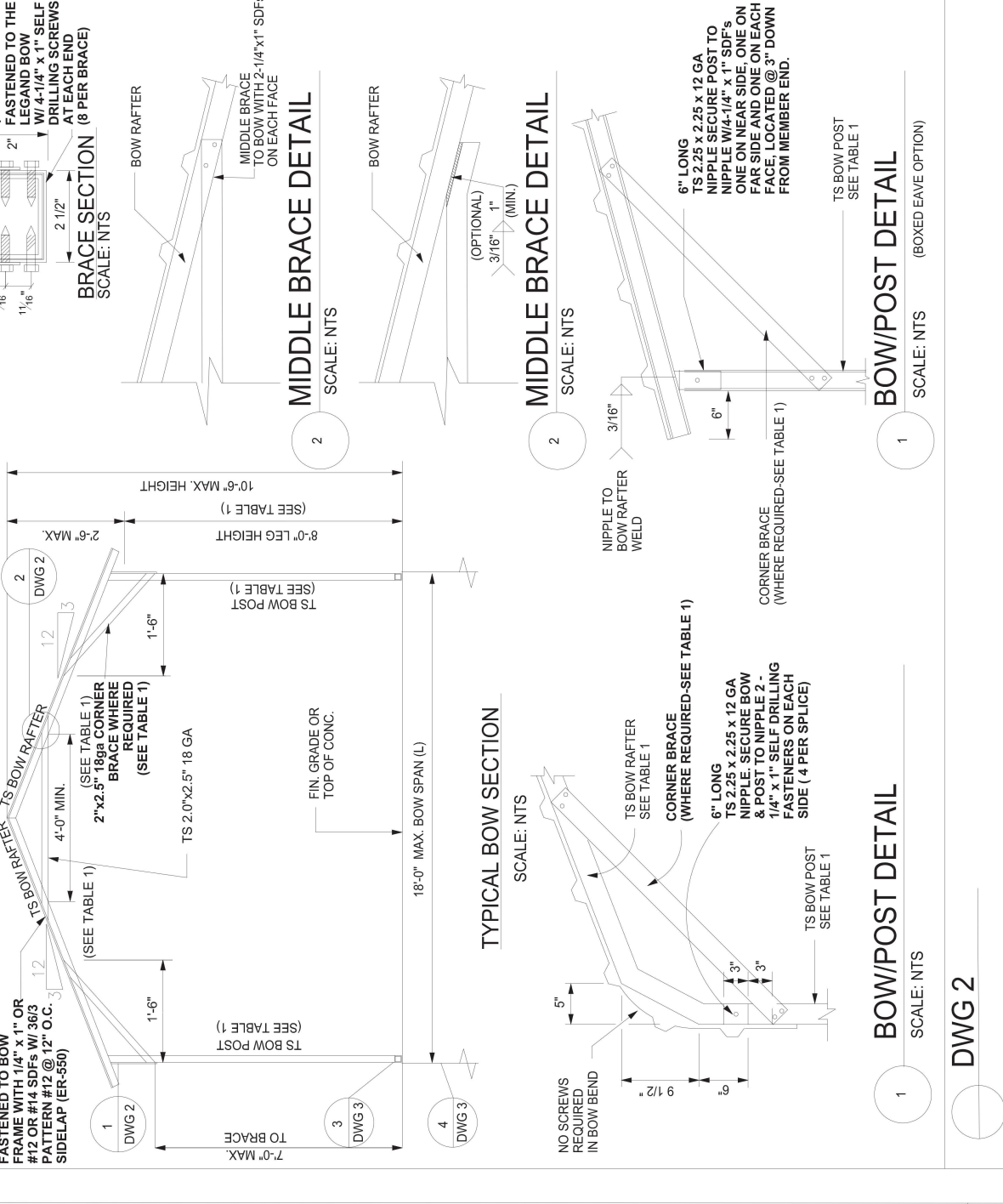
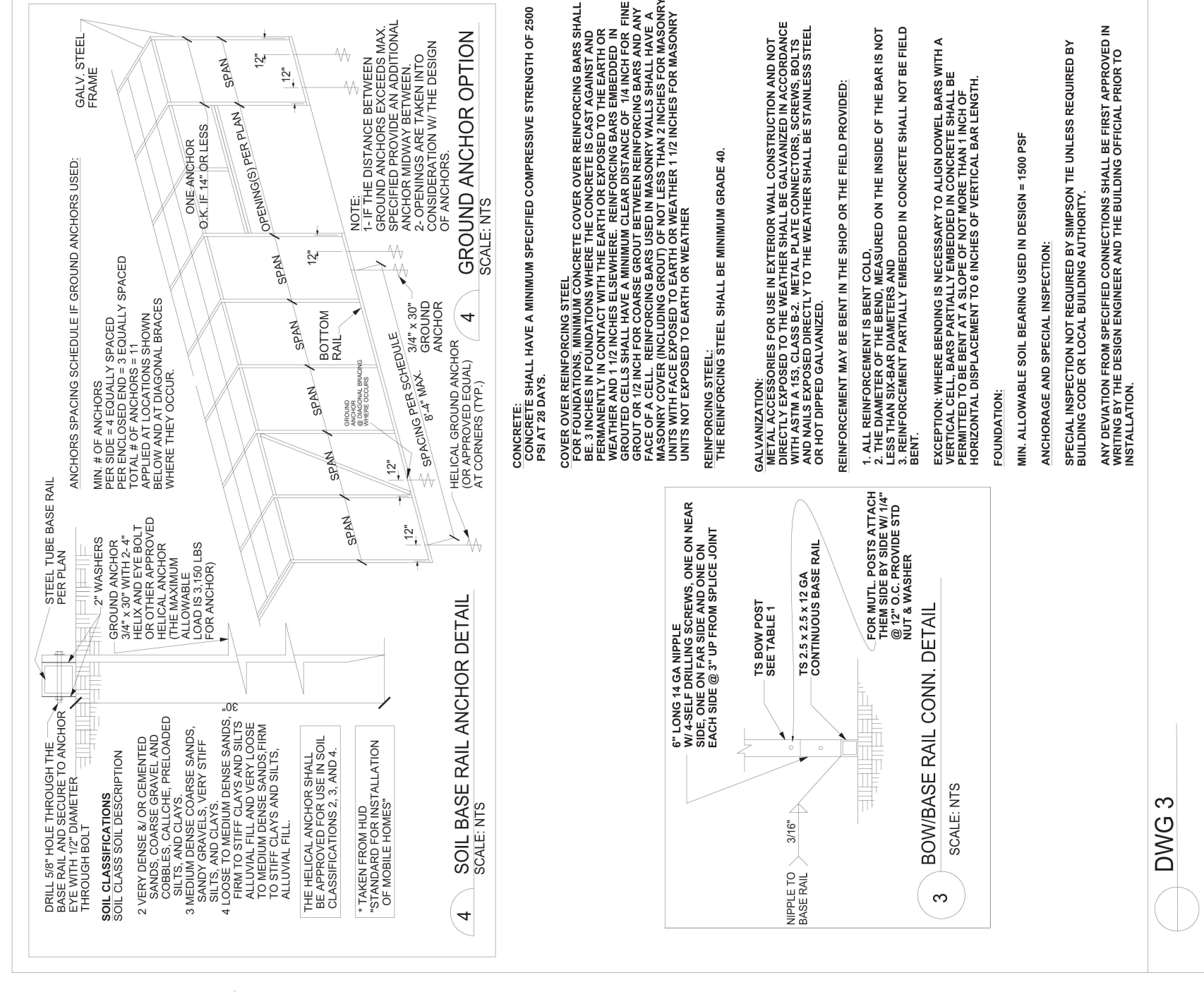
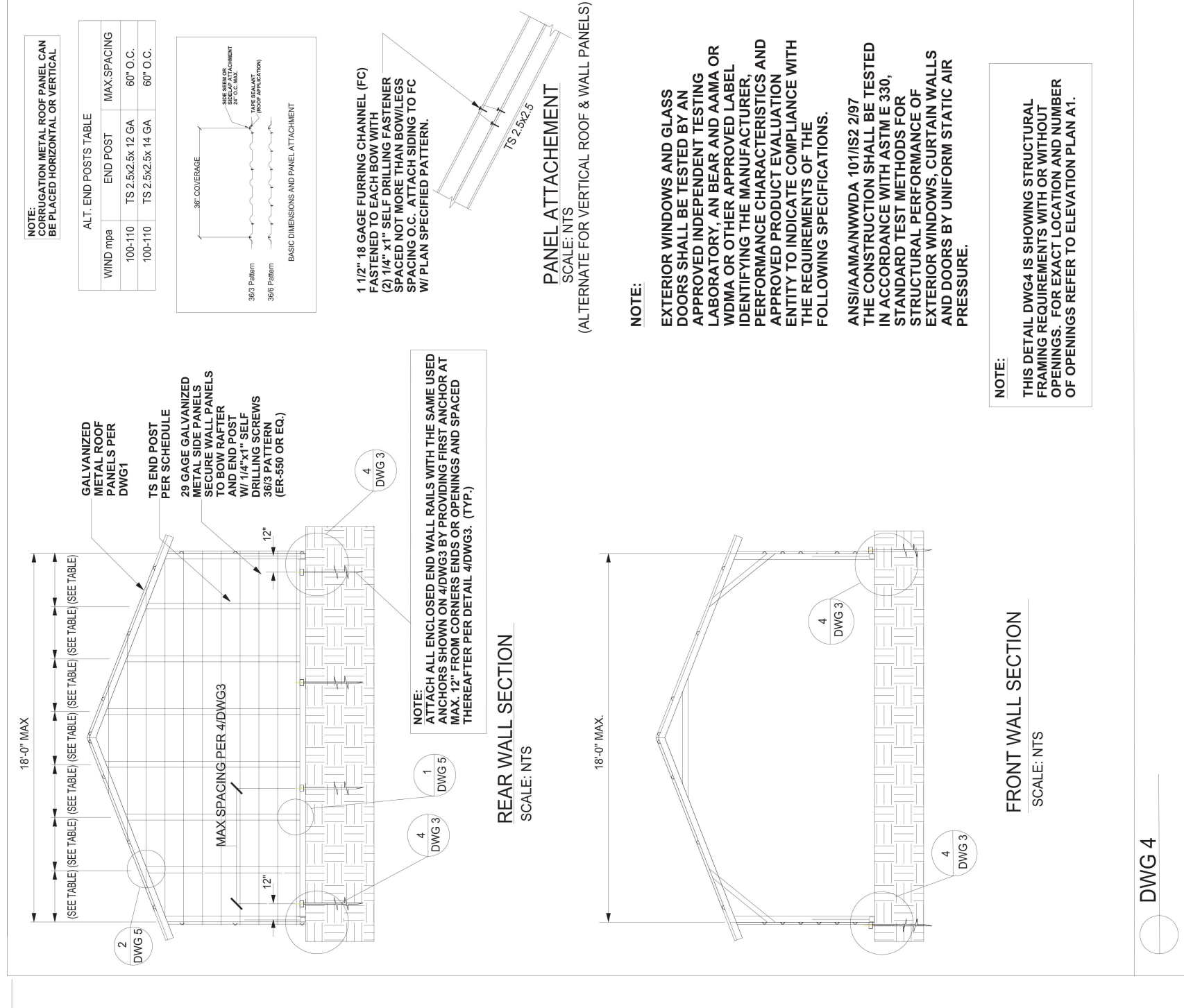
A.S.C. ENGINEERS & ASSOCIATES
STRUCTURAL ENGINEERS • CIVIL DESIGN
CAD DRAFTING SERVICES
7868 N. MAPLE AVE.
CLOVIS, CA 93618
TELEPHONE: (539) 765-0584
FAX: (539) 765-0588

PROJECT NUMBER
5322

SHEET NUMBER

S1

FOUNDATION PLAN
SCALE: NTS



DWG 9

DWG 8

DWG 7

DWG 6

DWG 5

DWG 4

DWG 3

DWG 2

DWG 1



Fresno County Department of Public Works and Planning

Date Received:	(Application No.)
----------------	-------------------

MAILING ADDRESS:
 Department of Public Works and Planning
 Development Services and Capital Projects Division
 2220 Tulare St., 6th Floor
 Fresno, Ca. 93721

LOCATION:
 Southwest corner of Tulare & "M" Streets, Suite A
 Street Level
 Fresno Phone: (559) 600-4497

APPLICATION FOR:

- Pre-Application (Type) _____
- Amendment Application Director Review and Approval
- Amendment to Text for 2nd Residence
- Conditional Use Permit Determination of Merger
- Variance (Class)/Minor Variance Agreements
- Site Plan Review/Occupancy Permit ALCC/RLCC
- No Shoot/Dog Leash Law Boundary Other _____
- General Plan Amendment/Specific Plan/SP Amendment)
- Time Extension for _____

DESCRIPTION OF PROPOSED USE OR REQUEST:

CARPORT, GARAGE, SHED, & CONTAINER. - AS-BUILT Structures Permit

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. **Attach Copy of Deed, including Legal Description.**

LOCATION OF PROPERTY: NORTH side of E MESA AVE
 between N. THOMPSON AVE and N SHIELDS RD
 Street address: 9678 E. MESA AVE

APN: 305-032-16 Parcel size: 2.31 ACRE Section(s)-Twp/Rg: S ____ - T ____ S/R ____ E

ADDITIONAL APN(s): _____

I, Anna Beene *(signature)*, declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

<u>Anna Beene</u>	<u>9678 E MESA AVE</u>	<u>CLOVIS</u>	<u>CA</u>	<u>93619</u>
Owner (Print or Type)	Address	City	Zip	Phone
<u>Anna Beene</u>	<u>9678 E MESA AVE</u>	<u>CLOVIS</u>	<u>CA</u>	<u>93619</u>
Applicant (Print or Type)	Address	City	Zip	Phone
<u>Faraj Fayad</u>	<u>4312 S. Chestnut Ave</u>	<u>Fresno</u>	<u>CA</u>	<u>559.369.0128</u>
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)		
Application Type / No.:	Fee:	\$
Application Type / No.:	Fee:	\$
Application Type / No.:	Fee:	\$
Application Type / No.:	Fee:	\$
PER/Initial Study No.:	Fee:	\$
Ag Department Review:	Fee:	\$
Health Department Review:	Fee:	\$
Received By: _____	Invoice No.:	TOTAL: \$

UTILITIES AVAILABLE:

WATER: Yes / No

Agency: _____

SEWER: Yes / No

Agency: _____

STAFF DETERMINATION: This permit is sought under Ordinance Section: _____ Sect-Twp/Rg: ____ - T ____ S/R ____ E

Related Application(s): _____ APN # ____ - ____ - ____

Zone District: _____ APN # ____ - ____ - ____

Parcel Size: _____ APN # ____ - ____ - ____

over.....

Order No. 9837546GM
Escrow No. 9837546GM
Loan No.

RECORDED AT THE REQUEST OF
FIRST AMERICAN TITLE COMPANY

WHEN RECORDED MAIL TO:

OSCAR J. BEENE
9678 E. Mesa
Clovis, Ca. 93611



Fresno County Recorder
William C. Greenwood
DOC- 98187208

Acct 5-First American Title Insurance Company
Tuesday, DEC 29, 1998 08:00:00
TCF \$1.00 MOD \$2.00 MIC \$1.00
DRF \$6.00 TTF \$253.00
Ttl Pd \$263.00 Nbr-0000029498
r1f/R3/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

DOCUMENTARY TRANSFER TAX \$ 253.00

- unincorporated area City of Fresno
- Computed on the consideration or value of property conveyed; OR
- Computed on the consideration or value less liens or encumbrances remaining at time of sale.

The Undersigned
Signature of Declarant or Agent determining tax - Firm Name

308-032-165

CITY OF FRESNO

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
LARRY K. LAWRENCE and JEANETTE LAWRENCE, husband and wife

hereby GRANT(S) to **OSCAR J. BEENE and ANNA L. BEENE, husband and wife as joint tenants**

the real property in the City of Fresno
County of **FRESNO**

, State of California, described as

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

LARRY K. LAWRENCE

JEANETTE LAWRENCE

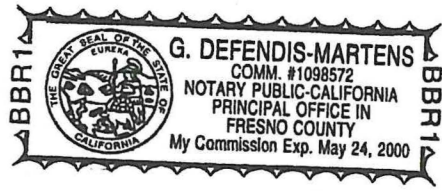
Dated December 24, 1998

STATE OF CALIFORNIA)
COUNTY OF FRESNO)ss.
On Dec. 24, 1998 before me,

G. Defendis-Martens
personally appeared Larry K. Lawrence
and Jeanette Lawrence

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature G. Defendis-Martens



(This area for official notarial seal)

EXHIBIT "A"

DESCRIPTION:

PARCEL 1:

LOT 31 OF TRACT NO. 2806 MANSIONETTE COUNTRY ESTATES, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 33 AT PAGES 49 AND 50 OF PLATS, FRESNO COUNTY RECORDS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR A BRIDLE PATH AND FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY. THE NORTH 10 FEET OF LOTS 25 THROUGH 36 INCLUSIVE AND OVER THE SOUTHERLY 10 FEET OF LOTS 13 THROUGH 24 INCLUSIVE OF TRACT NO. 2806, MANSIONETTE COUNTRY ESTATES ACCORDING TO THE MAP RECORDED IN BOOK 33 AT PAGES 49 AND 50 OF PLATS, FRESNO COUNTY RECORDS, FOR THE BENEFIT OF AND APPURTENANT TO THE LOT DESCRIBED HEREIN ABOVE AS PARCEL 1.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR A BRIDLE PATH AND FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY; THE NORTHERLY 10 FEET OF LOTS 42 AND LOTS 44 THROUGH 53 INCLUSIVE AND THE SOUTHERLY 10 FEET OF LOTS 31 THROUGH 41 INCLUSIVE OF TRACT NO. 2832 MANSIONETTE COUNTRY ESTATES NO. 2 ACCORDING TO THE MAP RECORDED IN BOOK 33 AT PAGES 51 AND 52 OF PLATS, FRESNO COUNTY RECORDS.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR BRIDLE PATH AND FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 25 FEET OF LOTS 18, 19, 20, 21, 24 AND 25 OF TRACT NO. 2832, MANSIONETTE COUNTRY ESTATES NO. 2 ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 33, PAGES 51 AND 52 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.