



County of Fresno

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

DATE: March 12, 2024

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
Development Services and Capital Projects, Attn: William M. Kettler,
Deputy Director
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: Daniel Gutierrez, Senior Planner
Development Services and Capital Projects, Development Engineering,
Attn: Laurie Kennedy, Office Assistant III
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner
Water and Natural Resources Division, Transportation Planning, Attn:
Hector Luna, Senior Planner
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/Kevin Tsuda,
Agricultural Commissioner, Attn: Melissa Cregan
North Central Fire Protection District, Attn: George D. Mavrikis, Fire Marshal
North Kings GSA, Attn: Kassy D. Chauhan, P.E. Executive Officer Designate
Fresno Irrigation District, Attn: Lawrince Kimura, P.E. Chief Engineer

FROM: Ejaz Ahmad, Planner 
Development Services and Capital Projects Division

SUBJECT: Director's Review and Approval Application No. 4764

APPLICANT: Gregory Beberian

DUE DATE: March 26, 2024

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a permanent second dwelling unit not to exceed 2,000 square feet on an existing 26.11-acre parcel. The subject property is located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The subject parcel is located on the southwest corner of N. Westlawn and W. Dakota Avenues, approximately 1.48 miles west of the City of Fresno. (APN: 016-100-68) (9181 W. Dakota Avenue).

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 **March 26, 2024**. 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, Ejaz Ahmad, 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) 600-4204, or email eahmad@fresnocountyca.gov

EA

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Activity Code (Internal Review): 2392

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 3/7/24

DRA 4764

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

DRA for 2ND Residence

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: SOUTH side of DAKOTA
between WEST LAWN and ROLINDA AVE
Street address: 9181 W DAKOTA AVE

APN: 016-100-68 Parcel size: Section(s)-Twp/Rg: S 24 - T 13 S/R 18 E

ADDITIONAL APN(s):

I, Gregory Beberian (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.

GREGORY BEBERIAN PO BOX 28915 FRESNO CA 93729 559 285 0242

Owner (Print or Type) Address City Zip Phone

SAME AS ABOVE 559 285 0242

Applicant (Print or Type) Address City Zip Phone

SAME AS ABOVE

Representative (Print or Type) Address City Zip Phone

Beberian @ aol.com

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: DRA 4764 Fee: \$ 1570.00
Application Type / No.: Pre-app credit Fee: \$ -247.00
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$ 25
Health Department Review: Fee: \$ 432
Received By: EJAZ Invoice No.: TOTAL: \$ 1,780

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.....



MAIL: P.O. BOX 28915
FRESNO, CA 93723

Development Services
and
Capital Projects
Division

EMAIL: BEBERIAN@AOL.COM

Pre-Application Review

Department of Public Works and Planning

NUMBER: 23-017670
APPLICANT: GREGORY H & TRACY L. BEBERIAN
PHONE: (559) 285-0242

PROPERTY LOCATION: 9181 W DAKOTA AVE. FRESNO, CA 93722

APN(s): 016-100-68 ALCC: No Yes #X (AP-2518) VIOLATION NO. NONE

CNEL: No X Yes (level) LOW WATER: No X Yes WITHIN 1/2 MILE OF CITY: No X Yes

ZONE DISTRICT: AE-20; SRA: No X Yes HOMESITE DECLARATION REQ'D.: No X Yes

LOT STATUS:

Zoning: (X) Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)

Merger: May be subject to merger: No X Yes ZM# Initiated In process

Map Act: () Lot of Rec. Map; () On '72 rolls; (X) Other PERMIT HISTORY; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: Central Unified PERMIT JACKET: No Yes X

FMFCD FEE AREA: (X) Outside () District No.: FLOOD PRONE: No X Yes

PROPOSAL PRE-APPLICATION FOR A DIRECTOR'S REVIEW AND APPROVAL TO ALLOW A PERMANENT SECOND RESIDENCE OF UP TO 2,000 SQ FT.

COMMENTS:

ORD. SECTION(S): 816.2.W BY: ESTEVAN O. DATE: 12-20-2023

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: AGRICULTURE () GPA: () MINOR VA:
COMMUNITY PLAN: - () AA: (X) HD: \$432.00
REGIONAL PLAN: - () CUP: (X) AG COMM: \$25.00
SPECIFIC PLAN: - (X) DRA: \$1,570 () ALCC:
SPECIAL POLICIES: - () VA: () IS/PER*:
SPHERE OF INFLUENCE: - () AT: () Viol. (35%):
ANNEX REFERRAL (LU-G17/MOU): - () TT: () Other:

Filing Fee: \$ 2,027.00

Pre-Application Fee: - \$247.00

Total County Filing Fee: \$ 1,780.00

COMMENTS:

FILING REQUIREMENTS:

- (X) Land Use Applications and Fees
- (X) This Pre-Application Review form
- (X) Copy of Deed / Legal Description
- (X) Photographs
- () Letter Verifying Deed Review
- () IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
- (X) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- (X) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- () Project Description / Operational Statement (Typed)
- () Statement of Variance Findings
- () Statement of Intended Use (ALCC)
- () Dependency Relationship Statement
- () Resolution/Letter of Release from City of
- () Nitrogen Loading Analysis or RWQCB supplemental treatment

OTHER FILING FEES:

- () Archaeological Inventory Fee: \$75 at time of filing (Separate check to Southern San Joaquin Valley Info. Center)
- () CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,764) (Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.)

PLU # 113 Fee: \$247.00

Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

BY: F. Ahmad FJAZ AHMAD DATE: 1-23-2024

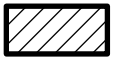
PHONE NUMBER: (559) 600-4204

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

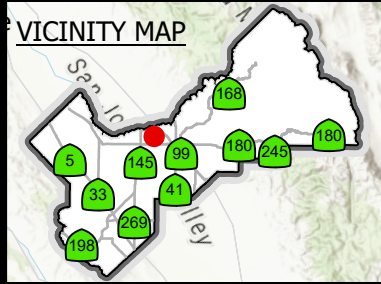
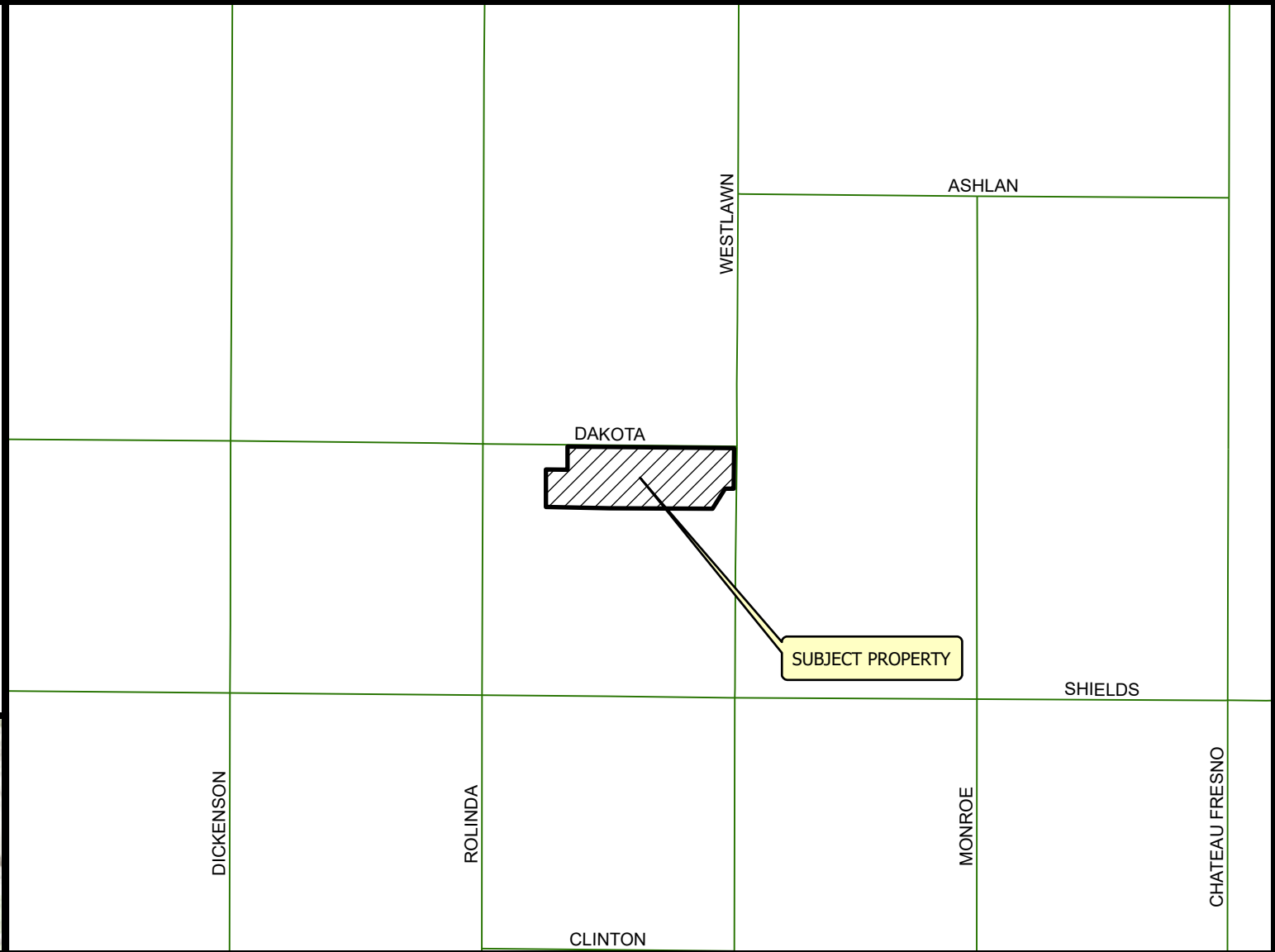
- () COVENANT () SITE PLAN REVIEW
- () MAP CERTIFICATE (X) BUILDING PLANS
- () PARCEL MAP (X) BUILDING PERMITS
- () FINAL MAP () WASTE FACILITIES PERMIT
- () FMFCD FEES (X) SCHOOL FEES
- () ALUC or ALCC () OTHER (see reverse side)

OVER.....

Legend



SubjectProperty

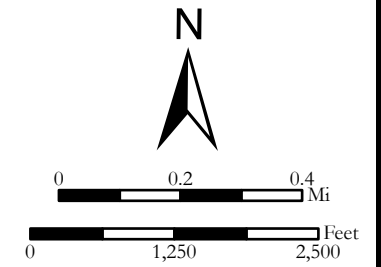


LOCATION MAP

DRA 4764

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 3/11/2024



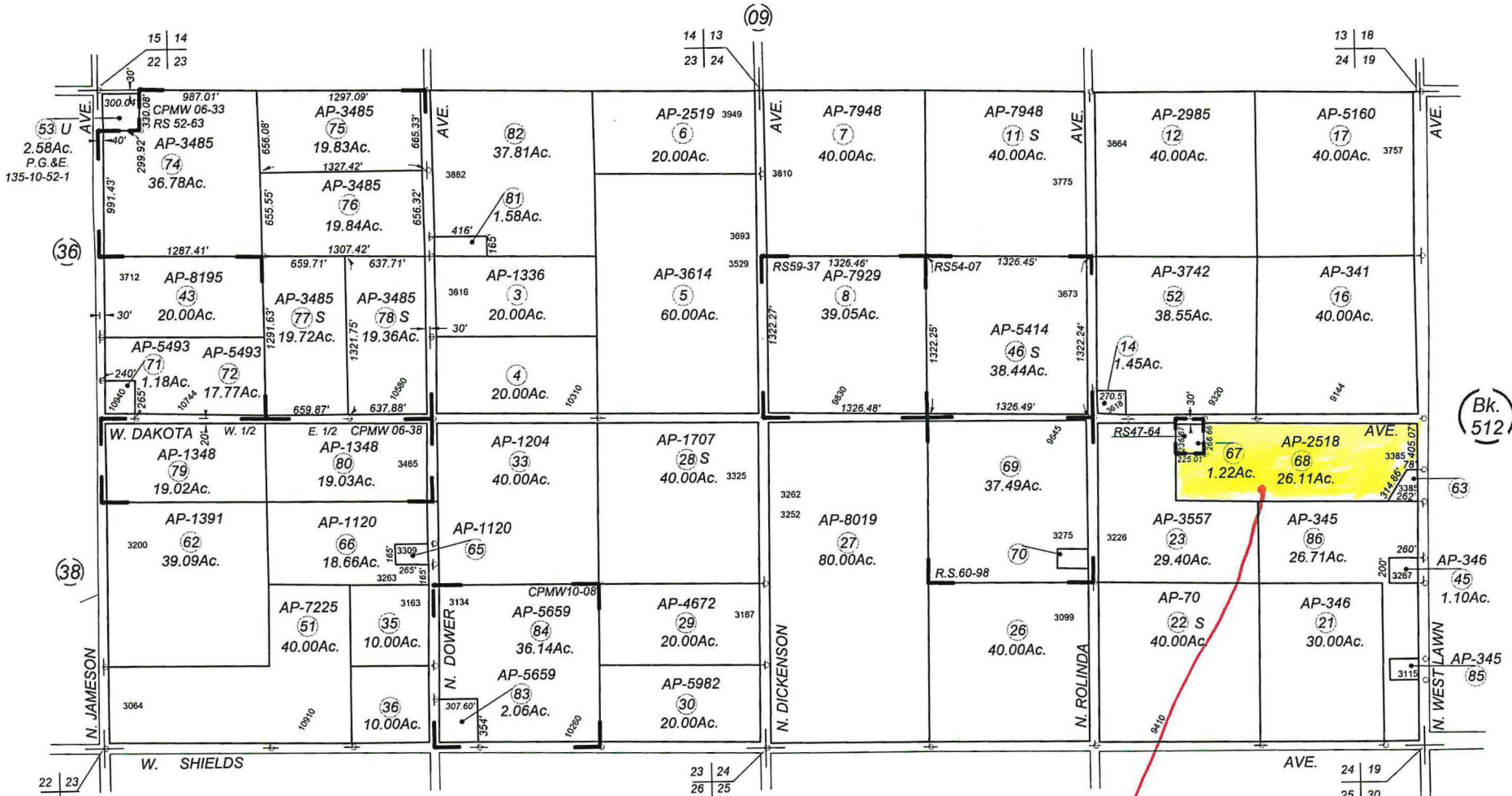
-NOTE-
 This map is for Assessment purposes only.
 It is not to be construed as portraying legal
 ownership or divisions of land for purposes
 of zoning or subdivision law.

SEC'S. 23&24, T.13S., R.18E. M.D.B.&M.

Tax Rate Area

016-10

62-001 62-017
 62-009



Agricultural Preserve
 Certificate of Parcel Map Waiver No. 06-33, Doc. 140686, 07/23/07
 Certificate of Parcel Map Waiver No. 06-38, Doc. 197726, 10/29/07
 Certificate of Parcel Map Waiver No. 10-08, Doc. 116376, 09/01/11
 Record of Survey - Bk. 47, Pg. 64
 Record of Survey - Bk. 52, Pg. 63
 Record of Survey - Bk. 54, Pg. 07

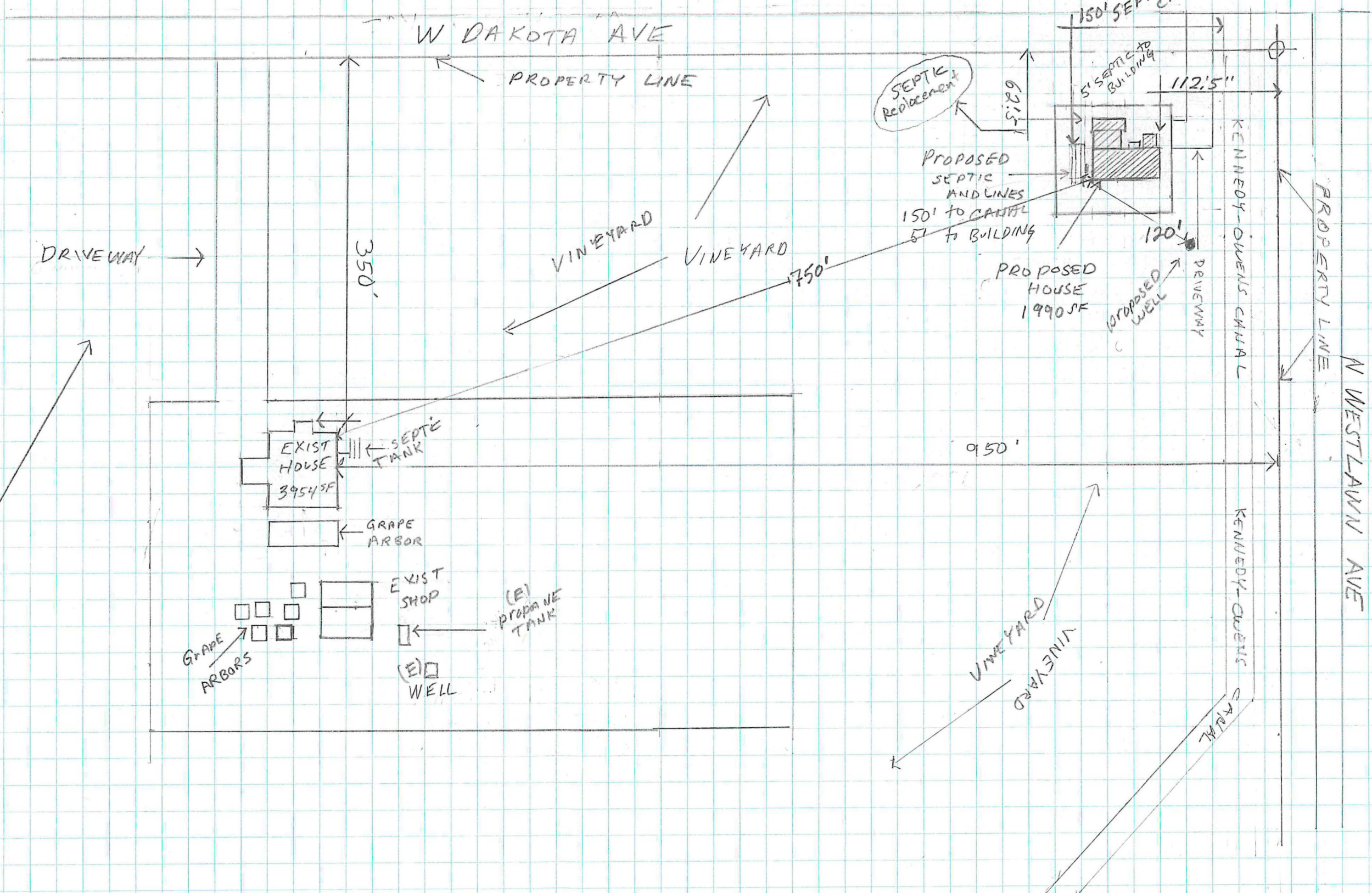
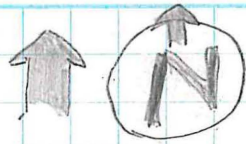
(15) Record of Survey - Bk. 59, Pg. 53
 Record of Survey - Bk. 60, Pg. 98

Note - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk.016 - Pg.10
 County of Fresno, Calif.

PROJ. SITE

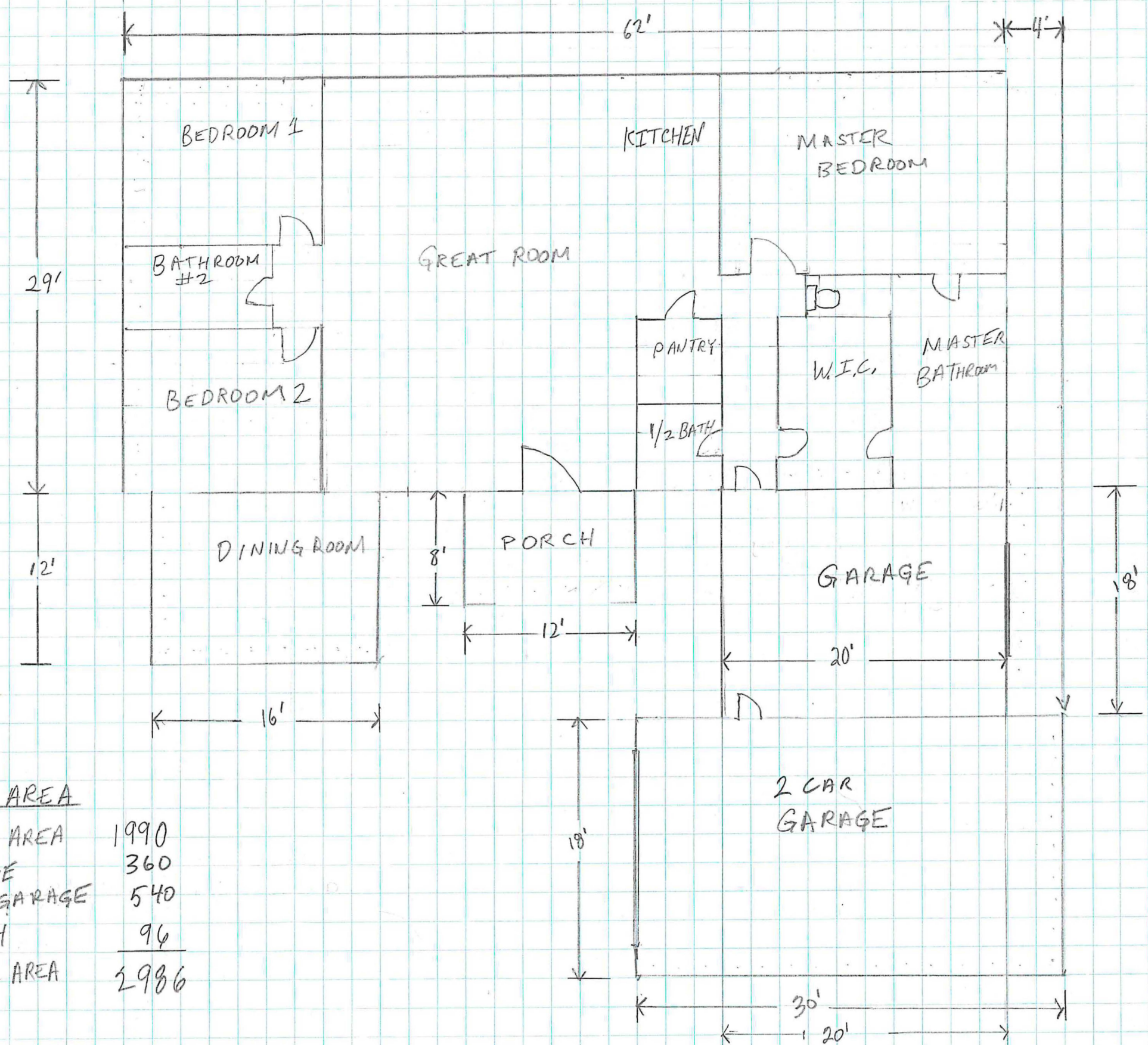
APN 016-100-68 #23-017670
PLOT PLAN 1" = 100'



GREGORY BEBERIAN
1818 W DAKOTA AVE
FRESNO CA 93723

GREGORY BEBERIAN
APP# 23-017670

GREGORY BERBERIAN
 9181 W DAKOTA AVE
 FRESNO CA 93723



FLOOR AREA

LIVING AREA	1990
GARAGE	360
2 CAR GARAGE	540
PORCH	96
TOTAL AREA	2986

FLOOR PLAN
 1/8" = 1'0"
 APPLICATION # 23-017670

GREGORY BERBERIAN
9181 W DAKOTA AVE
PRESNO CA 95723

ELEVATION

APN 015-100-68-2
APPLICATION # 23-017670

