



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 3 November 9, 2017

**SUBJECT:** Variance Application No. 4005

Allow reduction of the 50-foot minimum freeway setback requirement in order to accommodate three proposed single-family residences to be located on three existing contiguous parcels in the R-1-C(nb) (Single-Family Residential, 9,000 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District.

**LOCATION:** The subject parcels are located on the north side of State Route 180, between Peach Avenue and Villa Avenue, southerly adjacent to the city limits of the City of Fresno (SUP. DIST. 5) (APNs 456-132-24, 456-132-07, 456-132-08).

**OWNER:** Zheng Group Investments, LLC  
**APPLICANT:** Eric Zamora

**STAFF CONTACT:** Derek Chambers, Planner  
(559) 600-4205

Marianne Mollring, Senior Planner  
(559) 600-4569

### RECOMMENDATION:

- Approve Variance No. 4005; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**EXHIBITS:**

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Assessor’s Parcel Map
6. Applicant’s Submitted Findings
7. Site Plans, Floor Plans and Elevation Drawings

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Medium-Density Residential in the County-adopted Roosevelt Community Plan	No change
Zoning	R-1-C(nb) (Single-Family Residential, 9,000 square-foot minimum parcel size, Neighborhood Beautification Overlay)	No change
Parcel Size	APN 456-132-24: 6,996 square feet APN 456-132-07: 5,208 square feet APN 456-132-08: 5,208 square feet	No change
Project Site	APN 456-132-24: Vacant 6,996 square-foot parcel  APN 456-132-07: Vacant 5,208 square-foot parcel  APN 456-132-08: Vacant 5,208 square-foot parcel	APN 456-132-24: 6,996 square-foot parcel; 1,932 square-foot single-family residence with attached garage  APN 456-132-07: 5,208 square-foot parcel; 1,972 square-foot single-family residence with attached garage  APN 456-132-08: 5,208 square-foot parcel; 1,972 square-foot single-family residence with attached garage

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
Structural Improvements	<p>APN 456-132-24: None</p> <p>APN 456-132-07: None</p> <p>APN 456-132-08: None</p>	<p>APN 456-132-24: 1,932 square-foot single-family residence with attached garage</p> <p>APN 456-132-07: 1,972 square-foot single-family residence with attached garage</p> <p>APN 456-132-08: 1,972 square-foot single-family residence with attached garage</p>
Nearest Residence	<p>APN 456-132-24: Approximately 67 feet north of the northern property line</p> <p>APN 456-132-07: Approximately 65 feet north of the northern property line</p> <p>APN 456-132-08: Approximately 66 feet north of the northern property line</p>	No change
Surrounding Development	Residential land uses dispersed throughout area; State Route 180 southerly adjacent to subject parcels; elementary school approximately 91 feet northwest of APN 456-132-24	No change
Operational Features	N/A	N/A
Employees	N/A	N/A
Customers	N/A	N/A
Traffic Trips	N/A	Residential traffic
Lighting	N/A	Residential lighting
Hours of Operation	N/A	N/A

**EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: No**

**ENVIRONMENTAL ANALYSIS:**

It has been determined pursuant to Section 15305(a) of the California Environmental Quality Act (CEQA) guidelines that the proposed project will not have a significant effect on the environment and is not subject to CEQA.

**PUBLIC NOTICE:**

Notices were sent to 46 property owners within 600 feet of the subject parcels, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

A Variance Application (VA) may be approved only if four Findings specified in Zoning Ordinance Section 877 are made by the Planning Commission.

Specifically related to a VA, in order to make Findings 1 and 2, a determination must be made that the property is subject to an exceptional or extraordinary physical circumstance that does not apply to other properties in the same Zone District, and a substantial property right held by other property owners of like-zoned parcels in the area must be identified.

The decision of the Planning Commission on a VA is final unless appealed to the Board of Supervisors within 15 days of the Commission's action.

**BACKGROUND INFORMATION:**

The three subject parcels are contiguously located in the R-1-C(nb) (Single-Family Residential, 9,000 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District, which requires a 20-foot rear-yard setback for a single-family residence per Zoning Ordinance Section 825.5-E.4.a. However, Zoning Ordinance Section 825.5-E.1 refers to Zoning Ordinance Section 822.5-E.1.c for general yard requirements, which requires any main structure (e.g., single-family residence) to maintain a 50-foot minimum setback from the edge of any freeway right-of-way.

In this instance, the subject parcels are accessed from Harvey Avenue, which fronts the northern property lines of the subject parcels, and State Route 180 is adjacent to the southern property lines of the subject parcels. As such, the northern property lines of the subject parcels are the front property lines of the subject parcels, and the southern property lines of the subject parcels are the rear property lines of the subject parcels. Further, the northern edge of the State Route 180 right-of-way terminates at the southern property lines of the subject parcels. Therefore, per Zoning Ordinance Section 822.5-E.1.c, a 50-foot rear-yard setback is required for any single-family residence to be constructed on the subject parcels.

This proposal entails a request to authorize a six-foot rear-yard setback for a proposed 1,932 square-foot single-family residence to be constructed on property identified as Assessor's Parcel Number (APN) 456-132-24; 12-foot rear-yard setback for a proposed 1,972 square-foot single-family residence to be constructed on property identified as APN 456-132-07; and 12-foot

rear-yard setback for a proposed 1,972 square-foot single-family residence to be constructed on property identified as APN 456-132-08.

In support of the four Variance Findings, the Applicant states that the requested Variance is necessary due to an exceptional circumstance caused by the sizes and shapes of the subject parcels, which results in very limited buildable area.

On April 27, 1948, the area in which the subject parcels are located was Zoned R-A (Single Family Residential-Agricultural), which required a 6,000 square-foot minimum parcel size and 20-foot minimum rear-yard setback at that time. Subsequently, the parcel identified as APN 456-132-24 was created as Lot No. 6 of the Forsyth Gardens No. 2 Tract, which was recorded on June 28, 1950. Additionally, the parcel identified as APN 456-132-07 was created as Lot No. 5 of the Forsyth Gardens No. 2 Tract, and the parcel identified as APN 456-132-08 was created as Lot No. 4 of the Forsyth Gardens No. 2 Tract. At the time of their creation, Lot Nos. 6, 5 and 4 of the Forsyth Gardens No. 2 Tract were each 10,418 square feet in size, dimensioned as 77 feet wide and 135.3 feet deep.

On September 29, 1980, the subject parcels and surrounding area were rezoned from R-A (Single Family Residential-Agricultural) to R-1-C(nb) (Single-Family Residential, 9,000 square-foot minimum parcel size, Neighborhood Beautification Overlay) by means of Amendment Application No. 3148, which was initiated by the County. Subsequently, the California Department of Transportation (Caltrans) acquired right-of-way from the southern sides of the subject parcels in order to construct the section of State Route 180 currently abutting the subject parcels, which was completed in 2005. This acquisition of right-of-way by Caltrans resulted in the subject parcels having their current lot depth of 67.63 feet.

There have been four other Variance applications filed within a mile of the subject parcels requesting reduced setback requirements. The following table provides a brief summary of each of those Variance requests, staff recommendations, and final actions:

<b>Application/Request</b>	<b>Date of Action</b>	<b>Staff Recommendation</b>	<b>Final Action</b>
VA No. 2894: Allow a 25-foot front-yard setback and 7-foot side-yard setback for a single-family residence in the R-A Zone District	1/24/1985	Deferred to Planning Commission	Approved by Planning Commission
VA No. 2997: Allow a 12-foot front-yard setback for a carport in the R-1-C Zone District	4/24/1986	Deferred to Planning Commission	Approved by Planning Commission
VA No. 3028: Allow a 5-foot side-yard setback for a gazebo in the R-1-C Zone District	9/11/1986	Deferred to Planning Commission	Approved by Planning Commission

Application/Request	Date of Action	Staff Recommendation	Final Action
VA No. 3206: Allow a 21.5-foot front-yard setback for a residential addition in the R-1 Zone District	8/15/1989	Approval	Approved by Board of Supervisors

Although there is a history of variance requests within proximity of the subject parcels, each variance request is considered on its own merit, based on unique site conditions and circumstances.

**DISCUSSION:**

*Findings 1 and 2: There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification; and*

*Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.*

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: 25 feet Side: 7 feet Rear: 50 feet (due to freeway)	<u>APN 456-132-24:</u> Front (north property line): 25 feet Side (east property line): 7 feet Side (west property line): 76 feet Rear (south property line): 6 feet  <u>APN 456-132-07:</u> Front (north property line): 25 feet Side (east property line): 7 feet Side (west property line): 7 feet Rear (south property line): 12 feet  <u>APN 456-132-08:</u> Front (north property line): 25 feet Side (east property line): 7 feet	<u>APN 456-132-24:</u> No (proposed single-family residence encroaches 44 feet into rear-yard setback)  <u>APN 456-132-07:</u> No (proposed single-family residence encroaches 38 feet into rear-yard setback)  <u>APN 456-132-08:</u> No (proposed single-family residence encroaches 38 feet into rear-yard setback)

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
		Side (west property line): 7 feet Rear (south property line): 12 feet	
Parking	One parking space in a garage or carport for each residence	APN 456-132-24: 1,932 square-foot single-family residence with attached garage  APN 456-132-07: 1,972 square-foot single-family residence with attached garage  APN 456-132-08: 1,972 square-foot single-family residence with attached garage	Yes
Lot Coverage	40 percent	APN 456-132-24: 28 percent  APN 456-132-07: 38 percent  APN 456-132-08: 38 percent	Yes
Space Between Buildings	Six feet minimum	N/A (no accessory structures proposed)	N/A (no accessory structures proposed)
Wall Requirements	No requirement	Six and one half-foot (6.5-foot)-tall sound wall, or earthen berm and sound wall combination, to be constructed along the southern property lines of the subject parcels in accordance with an Acoustical Analysis prepared by WJV Acoustics Inc.	N/A
Septic Replacement Area	100 percent	No change	Yes
Water Well	Septic tank: 50	No change	Yes

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Separation	feet; Disposal field: 100 feet; Seepage pit: 150 feet		

**Reviewing Agency/Department Comments Regarding Site Adequacy:**

Zoning Section of the Fresno County Department of Public Works and Planning: The R-1-C(nb) (Single-Family Residential, 9,000 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District requires a 20-foot minimum rear-yard setback for a single-family residence per Zoning Ordinance Section 825.5-E.4.a; however, Zoning Ordinance Section 825.5-E.1 refers to Zoning Ordinance Section 822.5-E.1.c for general yard requirements, which requires a 50-foot minimum setback from the edge of any freeway right-of-way. Therefore, a Variance is required to allow exceptions to the Zoning Ordinance to authorize the 6-foot rear-yard setback for the single-family residence proposed on Assessor’s Parcel Number (APN) 456-132-24, the 12-foot rear-yard setback for the single-family residence proposed on APN 456-132-07, and the 12-foot rear-yard setback for the single-family residence proposed on APN 456-132-08.

**Analysis:**

In support of the four Variance Findings, the Applicant states that the requested Variance is necessary due to an exceptional circumstance caused by the sizes and shapes of the subject parcels, which results in very limited buildable area.

With regard to Finding 1, staff acknowledges that the requested Variance is necessary to develop the subject parcels as proposed, due to the 67-foot lot depth of the subject parcels coupled with the 50-foot freeway setback requirement. Further, the 50-foot freeway setback requirement combined with the 25-foot front-yard setback requirement exceed the 67-foot lot depth of the subject parcels.

With regard to Finding 2, any other parcel located adjacent to State Route 180 within proximity of the subject parcels, and which is Zoned R-1-C(nb) (Single-Family Residential, 9,000 square-foot minimum parcel size, Neighborhood Beautification Overlay), must abide by the same development standards as the subject parcels.

In this instance, there are six other parcels located within the same block as the subject parcels, and the entire block is zoned R-1-C(nb) (Single-Family Residential, 9,000 square-foot minimum parcel size, Neighborhood Beautification Overlay). Harvey Avenue fronts the northern property lines of these six other parcels, and State Route 180 is adjacent to the southern property lines of said parcels. As such, the northern property lines of these six other parcels are the front property lines of said parcels, and the southern property lines of these six other parcels are the rear property lines of said parcels, as is the case with the subject parcels. Further, the northern edge of the State Route 180 right-of-way terminates at the southern property lines of these six other parcels, as is also the case with the subject parcels. Therefore, a 50-foot rear-yard setback would also be required for any single-family residence to be constructed on these six other parcels.



However, four of these six other parcels are vacant properties owned by the State of California and have lot depths ranging from 5 feet to 36 feet, making them undevelopable per typical R-1-C(nb) (Single-Family Residential, 9,000 square-foot minimum parcel size, Neighborhood Beautification Overlay) setback requirements, regardless of the 50-foot freeway setback requirement prescribed by Zoning Ordinance Section 822.5-E.1.c. Further, another of these six other parcels has an existing single-family residence located thereon that encroaches 45 feet into the 50-foot freeway setback requirement; however, said dwelling was constructed prior to the requirement for building permits (building permits required as of March 1, 1958), which pre-dates the R-1-C(nb) (Single-Family Residential, 9,000 square-foot minimum parcel size, Neighborhood Beautification Overlay) zoning currently in effect, and also pre-dates the development of State Route 180 in proximity to said parcel. Another of these six other parcels is vacant and has the same dimensions as the subject parcel identified as APN 456-132-07 and the subject parcel identified as APN 456-132-08; however, this other parcel is under different ownership than the subject parcels and is not associated with this Variance request.

Although Zoning Ordinance Section 822.5-E.1.c requires a 50-foot minimum rear-yard setback due to the subject parcels being northerly adjacent to State Route 180, considering that this setback requirement coupled with the 25-foot front yard setback requirement makes the subject parcels undevelopable, staff believes that a substantial property right will be preserved by the approval of this Variance request.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Findings 1 and 2 can be made.

*Finding 3:* *The granting of a Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.*

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	3.81 acres	Apartments	RM-1 (Residential Multi-Family in City of Fresno)	65 feet
	5,100 square feet	Single-family residence	RS-5 (Residential Single-Family in City of Fresno)	66 feet
South	N/A (State Route 180)	N/A (State Route 180)	N/A	None
East	5,208 square feet	Vacant	R-1-C(nb)	None
West	2,178 square feet	Vacant	R-1-C(nb)	None

## **Reviewing Agency/Department Comments:**

Building and Safety Section of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

California Department of Transportation (Caltrans): No objection to the subject proposal; however, noise from State Route 180 may have an adverse effect upon occupants of the proposed single-family residences. As such, the County should include a Condition of Approval requiring any noise abatement to be the responsibility of the Applicant.

City of Fresno Public Works Department: The Applicant should be required to provide the following within the limits of the subject parcels: 1) concrete sidewalk along the Harvey Avenue frontage, constructed in compliance with City of Fresno Public Works Department Standard P-5 development criteria; 2) underground all existing overhead utilities.

Design Division of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

Development Engineering Section of the Fresno County Department of Public Works and Planning: Harvey Avenue is a County-maintained road classified as a Local road. The minimum total width for a Local road right-of-way is 60 feet. Harvey Avenue has a total existing right-of-way of 60 feet at the subject parcels, with 30 feet north and 30 feet south of the center line. Ten-foot by ten-foot corner cutoffs shall be maintained for sight distance purposes at any driveway accessing Harvey Avenue. Any work performed within the County right-of-way shall require an Encroachment Permit from the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning. These mandatory requirements have been included as Project Notes. According to FEMA FIRM Panel 1590H, the subject parcels are located within FEMA Flood Zone X, which is subject to flooding from the two-percent (2%)-chance storm. Any work performed within designated Flood Zones shall conform to provisions established in Chapter 15.48 of the Fresno County Ordinance Code (Flood Hazard Areas). Any additional run-off generated by development cannot be drained across property lines, and must be retained on site per County Standards. A Grading Permit or Grading Voucher shall be required for any grading activity associated with this proposal. These mandatory requirements have been included as Project Notes.

Fresno County Department of Public Health, Environmental Health Division: The Environmental Health Division of the Fresno County Department of Public Health reviewed an Acoustical Analysis prepared for the subject proposal by WJV Acoustics Inc., which is dated August 15, 2017. In accordance with the Acoustical Analysis prepared by WJV Acoustics Inc., a six and one half-foot (6.5 foot)-tall sound wall, or earthen berm and sound wall combination, shall be constructed along the southern property lines of the subject parcels in order for the proposal to comply with the Fresno County Noise Ordinance. Further, suitable construction materials for the sound wall include concrete blocks, and masonry or stucco on both sides of a wood or steel stud wall. This requirement has been included as a Condition of Approval.

Fresno Irrigation District (FID): FID does not own, operate or maintain any facilities located within the boundaries of the subject parcels.

Fresno Metropolitan Flood Control District (FMFCD): Due to the subject parcels being located within FMFCD Drainage Area X, construction of the single-family residences proposed thereon will require payment of an FMFCD Drainage Fee in the amount of \$2,558.00. This requirement

has been included as a mandatory Project Note for development of the proposed single-family residences associated with this Variance request.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

Water and Natural Resources Division of the Fresno County Department of Public Works and Planning: No concerns with the proposal as the subject parcels are not located in a designated Water-Short area.

**Analysis:**

With regard to Finding 3, granting of this Variance request will authorize a six-foot rear-yard setback for a proposed 1,932 square-foot single-family residence to be constructed on property identified as APN 456-132-24; 12-foot rear-yard setback for a proposed 1,972 square-foot single-family residence to be constructed on property identified as APN 456-132-07; and 12-foot rear-yard setback for a proposed 1,972 square-foot single-family residence to be constructed on property identified as APN 456-132-08. Such land use is complimentary to and compatible with existing residential land uses in the vicinity of the proposal. Additionally, Staff considers this proposal to be an infill project as the Applicant seeks to develop property located within an urbanized area surrounded by an incorporated city (e.g., County island). Further, it is noted by staff that a secondary residence could not be established on any of the subject parcels as a matter of right.

The City of Fresno Public Works Department reviewed this proposal and commented that the Applicant should be required to provide a concrete sidewalk along the Harvey Avenue frontage of the subject parcels, constructed in compliance with City of Fresno Public Works Department Standard P-5 development criteria. However, no traffic hazard or emergency access issues were identified by the City of Fresno to require such improvements. Further, the portions of Harvey Avenue that are contiguous with the subject parcels do not have any existing sidewalks.

The City of Fresno Public Works Department also requested that the Applicant be required to underground all existing overhead utilities within the boundaries of the subject parcels. It is noted by Staff that there are no existing overhead utilities located within the boundaries of the subject parcels.

The California Department of Transportation (Caltrans) reviewed this proposal and commented that the County should include a Condition of Approval requiring any noise abatement to be the responsibility of the Applicant because noise from State Route 180 may have an adverse effect upon occupants of the proposed single-family residences. Regarding this issue, an Acoustical Analysis was prepared for the subject proposal by WJV Acoustics Inc., which identified a Condition of Approval that will ensure compliance with the Fresno County Noise Ordinance by requiring construction of a sound wall along the southern property lines of the subject parcels. Further, this proposal, including the Acoustical Analysis prepared by WJV Acoustics Inc., was reviewed by the Environmental Health Division of the Fresno County Department of Public Health, which expressed no concerns with the requested Variance predicated on compliance with the aforementioned Condition of Approval requiring provision of a sound wall.

A primary purpose of setback requirements is to protect the aesthetic character of an area by providing an offset of structures from adjacent properties. Without these requirements, extreme setback variations can occur between buildings on adjacent properties, which can negatively

affect the appearance of an area. In the case of this Variance request, the setback requirement to be reduced is a rear-yard setback that abuts State Route 180, and no other setback requirements for the proposed single-family residences are to be modified.

Based on the above information, and with adherence to the recommended Conditions of Approval and mandatory Project Notes discussed in this Staff Report, staff believes that there will be no adverse aesthetic impact and no adverse effects on surrounding properties if the Variance is granted. As such, staff believes that Finding 3 can be made.

**Recommended Conditions of Approval:**

*See Recommended Conditions of Approval attached as Exhibit 1.*

**Conclusion:**

Finding 3 can be made.

Finding 4: *That the proposed development is consistent with the General Plan.*

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p>General Plan Policy LU-G.1: County acknowledges that the cities have primary responsibility for planning within their LAFCo-adopted Spheres of Influence and are responsible for urban development and the provision of urban services within their Spheres of Influence.</p>	<p>This proposal was reviewed by the City of Fresno Public Works Department which requested the following improvements within the limits of the subject parcels: 1) concrete sidewalk along the Harvey Avenue frontage, constructed in compliance with City of Fresno Public Works Department Standard P-5 development criteria; 2) underground all existing overhead utilities.</p> <p>No traffic hazard or emergency access issues were identified by the City of Fresno to require such improvements. Further, the portions of Harvey Avenue that are contiguous with the subject parcels do not have any existing sidewalks. Additionally, there are no existing overhead utilities located within the boundaries of the subject parcels.</p> <p>Staff believes the requested Variance is consistent with this Policy.</p>
<p>General Plan Policy PF-C.17: County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. The evaluation shall include the following: A) determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question; B) determination of the impact that</p>	<p>This proposal was reviewed by the Water and Natural Resources Division of the Fresno County Department of Public Works and Planning, which did not identify any concerns with the requested Variance, as the subject parcels are not located in a designated Water-Short area.</p> <p>Staff believes the requested Variance is consistent with this Policy.</p>

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
use of the proposed water supply will have on other water users in Fresno County; and C) determination that the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability.	

**Reviewing Agencies/Department Comments:**

Policy Planning Section of the Fresno County Department of Public Works and Planning: Assessor’s Parcel Numbers (APN) 456-132-24, APN 456-132-07 and APN 456-132-08 are designated Medium-Density Residential in the County-adopted Roosevelt Community Plan. There are no General Plan issues with the subject proposal.

**Analysis:**

With regard to Finding 4, the subject parcels are designated Medium-Density Residential in the County-adopted Roosevelt Community Plan. The Roosevelt Community Plan and the General Plan do not have Policies specifically addressing rear-yard setback requirements. As such, approval of this Variance request will not be in conflict with the Roosevelt Community Plan or the General Plan.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 4 can be made.

**PUBLIC COMMENT:**

None.

**CONCLUSION:**

Staff believes the required Findings for granting the Variance can be made based on the factors cited in the analysis. Staff therefore recommends approval of Variance No. 4005.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Approval Action)

- Move to determine that the required Findings can be made and move to approve Variance No. 4005, subject to the Condition and Notes listed below; and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action.

**Alternative Motion** (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Variance No. 4005; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

DC:ksn

G:\4360Devs&PIn\PROJSEC\PROJDOCS\VA\4000-4099\4005\SR\VA4005 SR.docx

**Variance Application No. 4005  
Conditions of Approval and Project Notes**

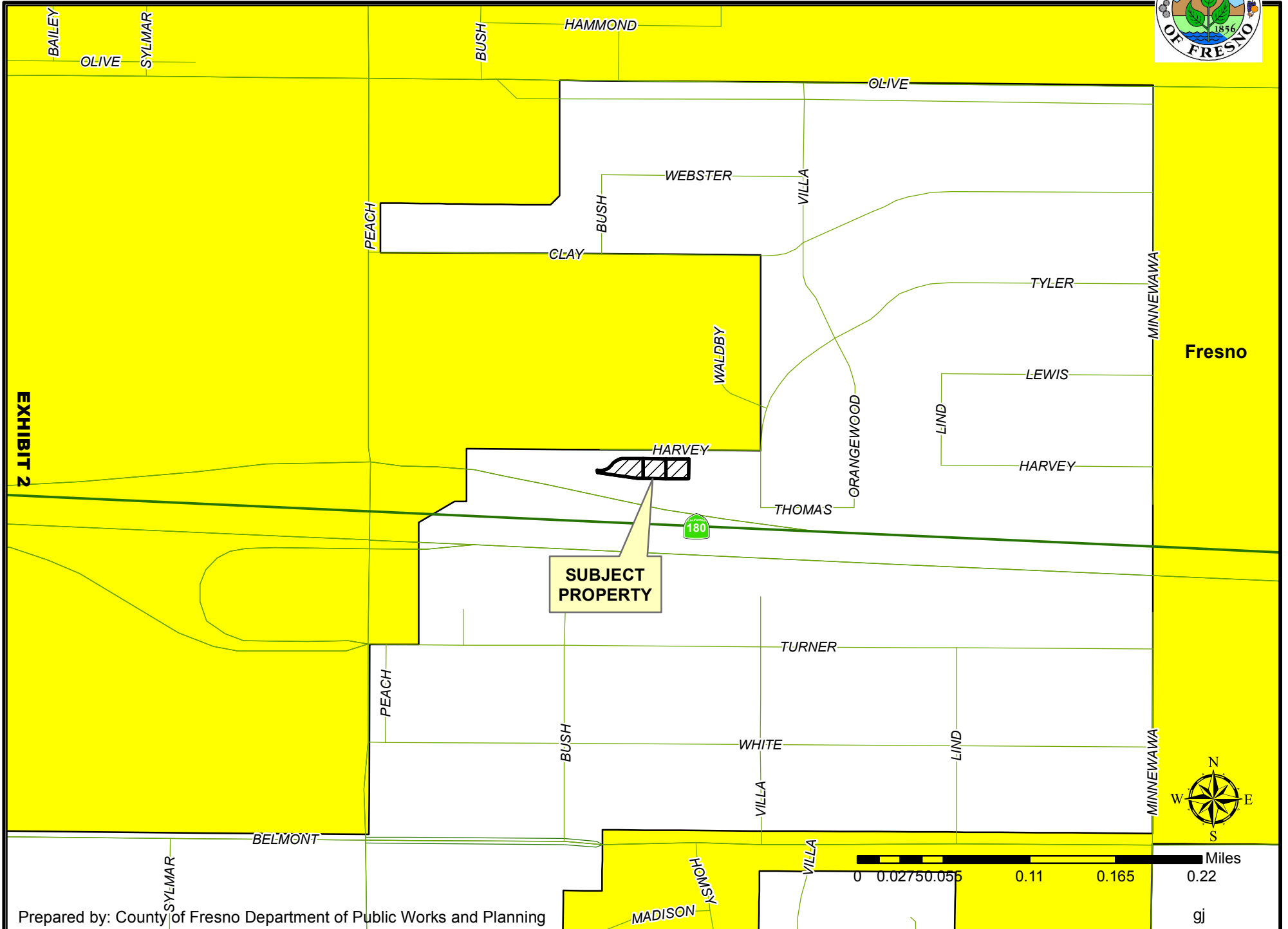
<b>Conditions of Approval</b>	
1.	Development shall be in substantial conformance with the approved Site Plans, Floor Plans and Elevation Drawings, except as modified by the Conditions of Approval.
2.	In accordance with the Acoustical Analysis prepared for VA No. 4005 by WJV Acoustics Inc. (dated August 15, 2017), a six and one half-foot (6.5 foot)-tall sound wall, or earthen berm and sound wall combination, shall be constructed along the southern property lines of the subject parcels in order for the proposal to comply with the Fresno County Noise Ordinance. Further, suitable construction materials for the sound wall include concrete blocks, and masonry or stucco on both sides of a wood or steel stud wall.

Conditions of Approval reference recommended 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.	Ten-foot by ten-foot corner cutoffs shall be maintained for sight distance purposes at any driveway accessing Harvey Avenue.
2.	Any work performed within the County right-of-way shall require an Encroachment Permit from the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning.
3.	According to FEMA FIRM Panel 1590H, the subject parcels are located within FEMA Flood Zone X, which is subject to flooding from the two-percent (2%)-chance storm. Any work performed within designated Flood Zones shall conform to provisions established in Chapter 15.48 of the Fresno County Ordinance Code (Flood Hazard Areas).
4.	Any additional run-off generated by development cannot be drained across property lines, and must be retained on site per County Standards.
5.	A Grading Permit or Grading Voucher shall be required for any grading activity associated with this proposal.
6.	Due to the subject parcels being located within Fresno Metropolitan Flood Control District (FMFCD) Drainage Area X, construction of the single-family residences proposed thereon will require payment of an FMFCD Drainage Fee in the amount of \$2,558.00.

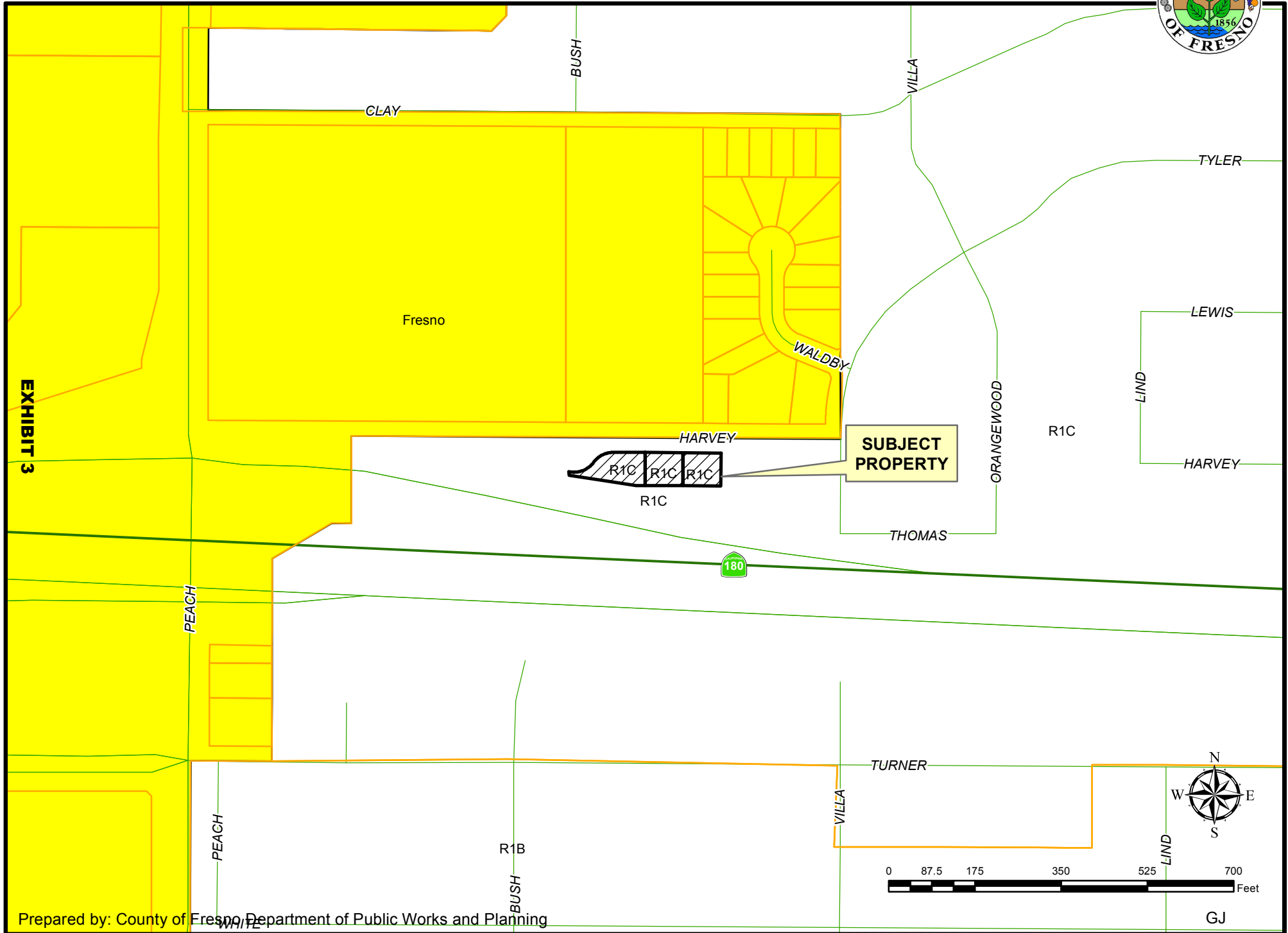
EXHIBIT 1

# LOCATION MAP

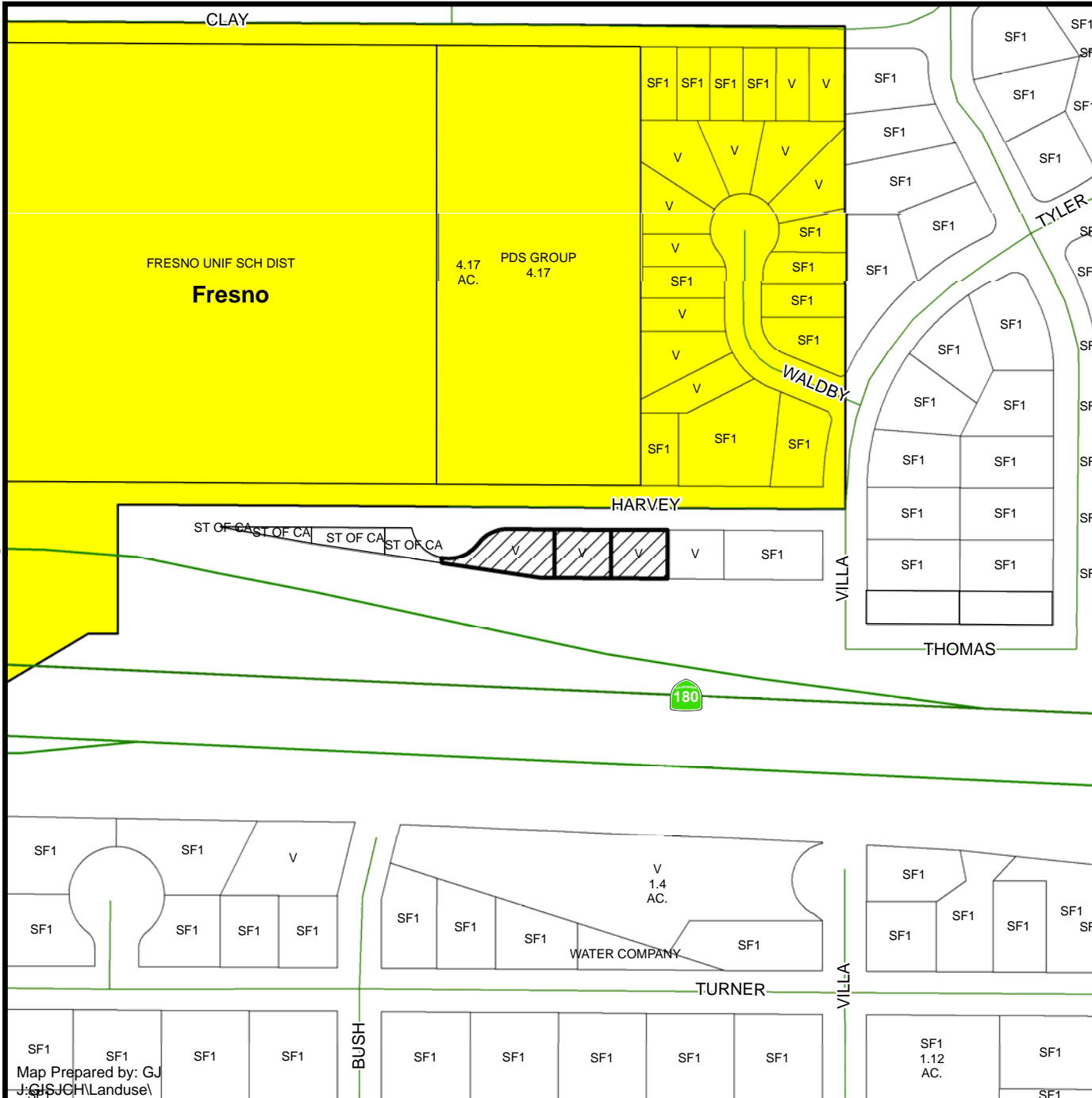






# EXISTING ZONING MAP

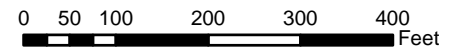
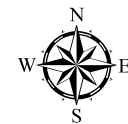


# EXISTING LAND USE MAP



LEGEND	
AP1	- APARTMENT
C	- COMMERCIAL
CP#	- OFFICE COMM/PROF
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

- LEGEND:**
-  Subject Property
  -  Ag Contract Land



Department of Public Works and Planning  
Development Services Division

EXHIBIT 4

--- 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.

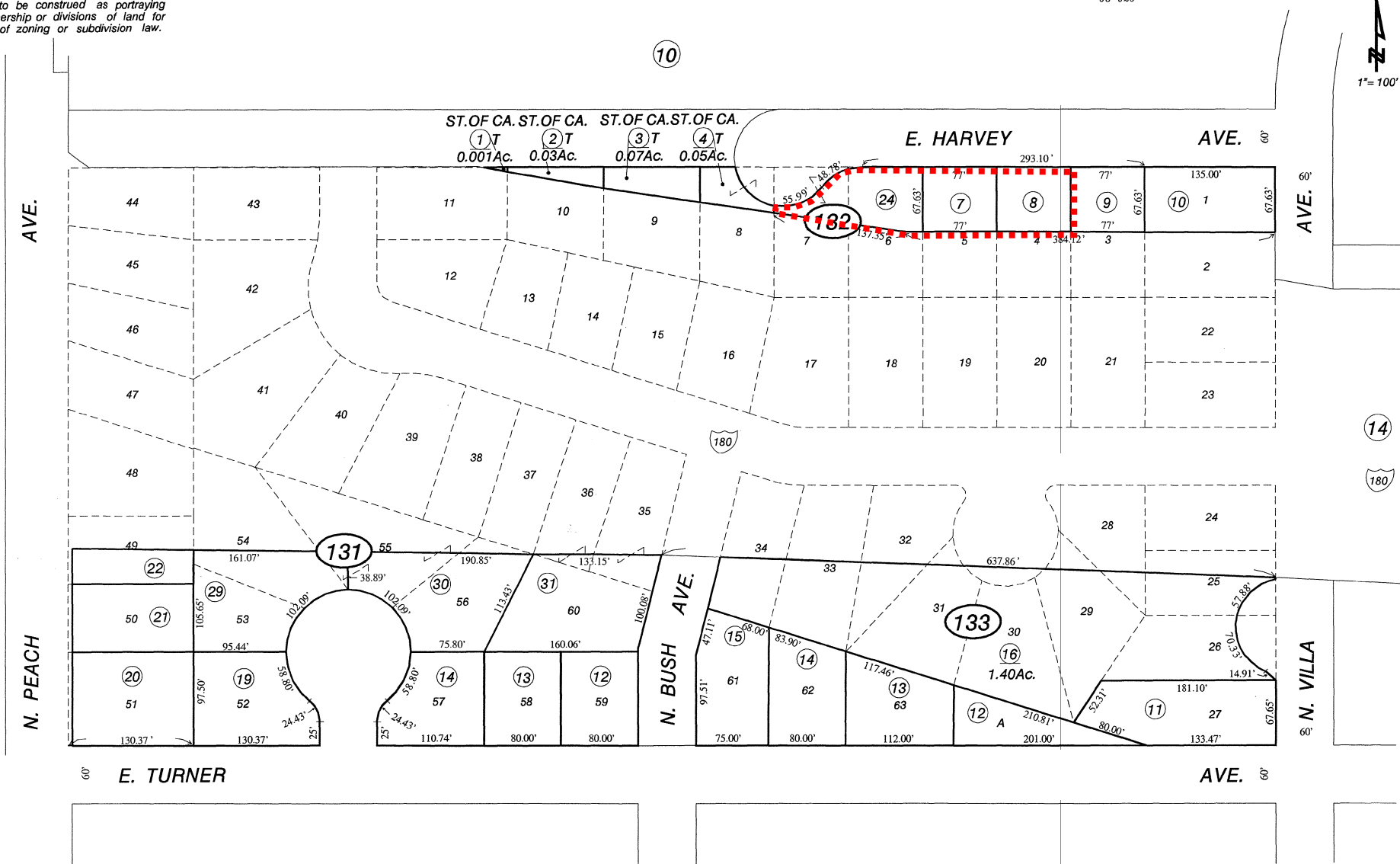


EXHIBIT 5  
180  
26

Forsyth Gardens No. 2, Tract No. 1165 - Plat Bk. 15, Pg. 26

Assessor's Map Bk. 456 - Pg. 13  
County of Fresno, Calif.

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

## STATEMENT OF VARIANCE

**PROJECT** : (3) Detached Single Family Residences  
**LOCATION** : 5268, 5274 and 5280 E. Harvey Fresno CA 93727  
**APN** : 456-132-24, 456-132-07, 456-132-08  
**ZONING** : R-1 Building Area: Varies

VA 4005  
RECEIVED  
COUNTY OF FRESNO

JUL 20 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

### **VARIANCE PROPOSITION:**

This variance proposition is to waive the required fifty 50 feet right-of-way Cal-Trans setback from the rear yard of the (3) adjacent properties on the Freeway 180 Side to a twenty 20 feet rear yard setback instead.

The variance is necessary, because of exceptional circumstances due to lot size and shape being a very narrow lot. The buildable area is very limited to be able to construct a reasonable house.

### **RELEVANT CRITERIA:**

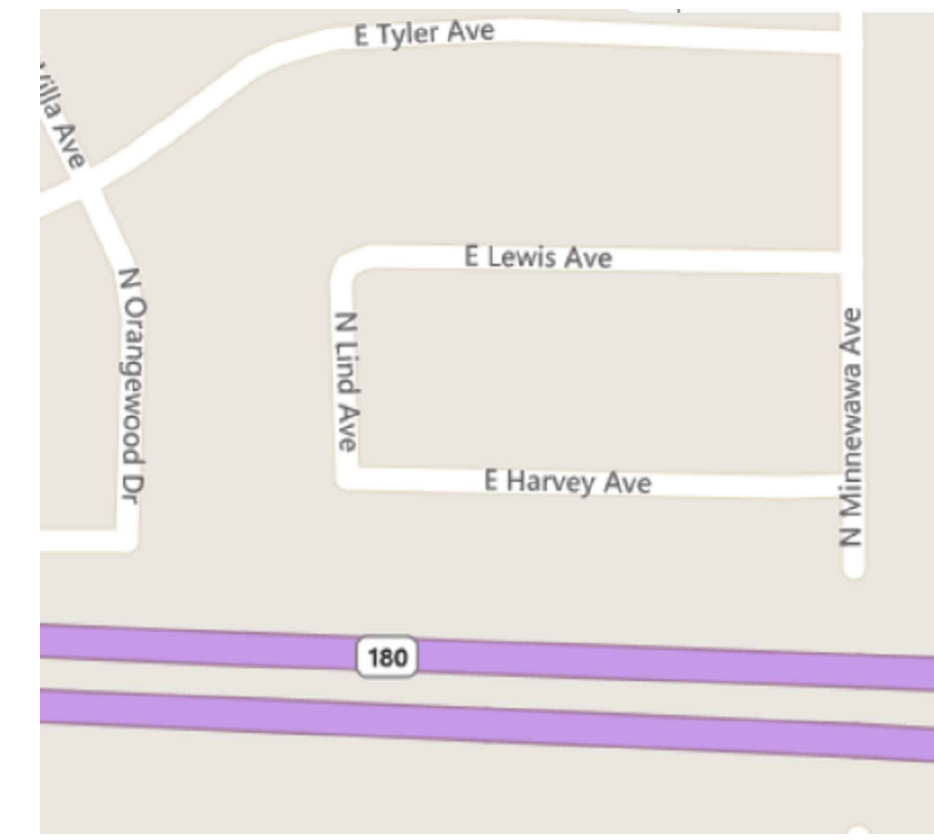
- A. Front yard : twenty (20) feet minimum
- B. Side yard : five (5) feet
- C. Rear yard : twenty (20) feet instead of 50 feet for Zoned R-1
- D. The rear wall or any portion of the building will not be permitted less than 20 feet from the property line.
- E. The front wall of the garage or any portion of the building will not be permitted Less than 20 feet from front property line.

**GENERAL NOTES**

- THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOBSITE DURING ANY INSPECTION ACTIVITY.
- STREET ADDRESS AND NUMBER SHALL BE POSTED PRIOR TO THE FIRST INSPECTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND ALL OTHER CONDITIONS AND CORRELATE AT THE JOBSITE, AND REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION PRIOR TO COMMENCING ANY WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES.
- THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK AND/OR POSSIBLE ERRORS OR OMISSIONS SHOWN OR INFERRED ON THE DRAWINGS OR THE PROPER EXECUTION OF THE SAME.
- THESE SPECIFICATIONS ARE COMPLIMENTARY TO THE WORKING DRAWINGS.
- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:
  - THE 2010 EDITION OF THE CALIFORNIA RESIDENTIAL CODE.
  - THE 2010 EDITION OF THE CALIFORNIA PLUMBING CODE.
  - THE 2010 EDITION OF THE CALIFORNIA MECHANICAL CODE.
  - THE 2010 EDITION OF THE CALIFORNIA ELECTRICAL CODE.
  - THE 2010 EDITION OF THE CALIFORNIA ENERGY CODE.
 AND ALL ADOPTED ORDINANCES OF THE DISTRICT IN MENTION.

**SITE NOTES**

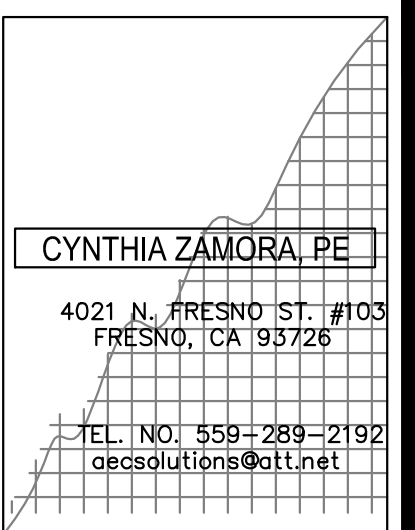
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (GRC R319.1)
  - NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE LEGIBLE.
  - NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2".
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSE TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- 2-WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICE ALERT (USA). CALL 1-800-642-2444
- ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS WILL BE LOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION AT 621-5300 TO ARRANGE AND COORDINATE WORK.
- GRADE DIFFERENTIALS GREATER THAN 12" SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL.
- CHEMICAL TOILET SHALL BE PROVIDED AT CONSTRUCTION SITE DURING CONSTRUCTION.
- NO DRAINAGE TO ADJACENT PROPERTY.
- JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOBSITE
- CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
- FINISH FLOOR ELEVATION IS TO BE ABOVE THE CROWN OF THE STREET.
- PROVIDE A TWO PERCENT SLOPE AWAY FROM THE PROPOSED BUILDING FOR A MINIMUM OF FIVE FEET.
- DRIVEWAYS AND PRIVATE ROADS SHALL HAVE A MAXIMUM SLOPE OF 12% THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR PAVED SURFACES.
- OVER EXCAVATE THE SITE NEEDED TO REMOVE DEBRIS, ORGANICS AND FILLS THAT MAY BE LEFT FROM A PREVIOUS DEMOLISHED HOME. REPLACE FILLS AS NECESSARY WITH 90% COMPACTION. COMPACTION REPORT REQUIRED.
- UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS APPLICATION AS PER SECTION 12-1011 AND RESOLUTION NO. 78-522/ 88-229.
- ALL WORK PERFORMED WITHIN THE PUBLIC RIGHTS OF WAY SHALL COMPLY WITH THE ADOPTED STANDARDS AND POLICIES OF THE PUBLIC WORKS DEPARTMENT. A STREET WORK PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF WORK. FOR INFORMATION REGARDING STANDARDS AND STREET WORK PERMITS. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES DIVISION (COUNTER, 621-8650).



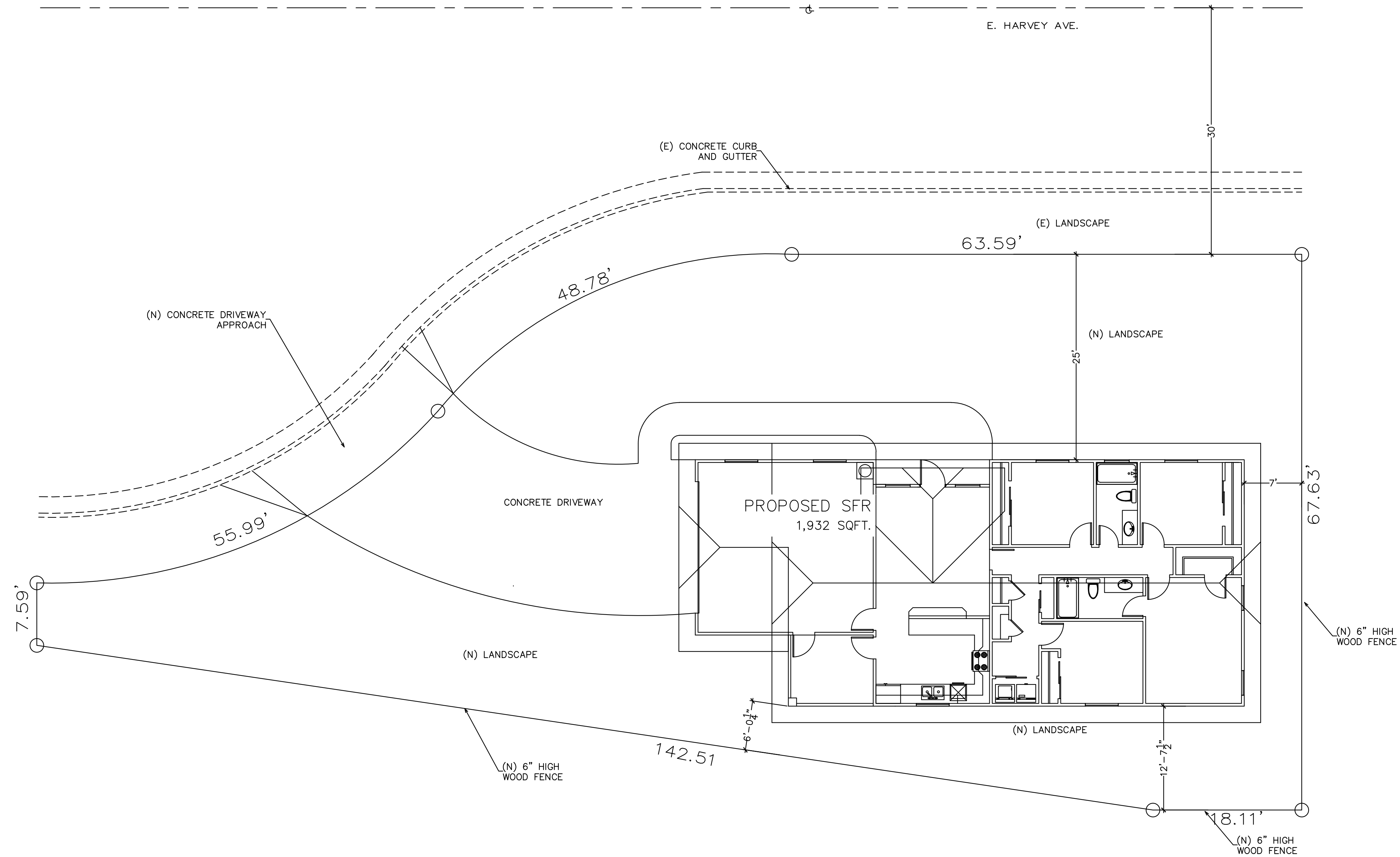
**VICINITY MAP**

**PROJECT DATA :**

OWNER :	ZHENG GROUP INVESTMENT TEL NO. (559) 392-8853
LOCATION :	5268 E. HARVEY AVE. FRESNO, CA 93727
APN # :	456-132-24
OCCUPANCY :	R3
ZONING :	R1C
CONSTRUCTION :	VB
LOT AREA :	.16 AC
BUILDING AREA :	
(N) LIVING SPACE :	1,312 SQ. FT.
(N) 2- CAR GARAGE :	462
(N) PORCH :	70
(N) PATIO :	88
TOTAL :	1,932 SQ. FT.
% COVERAGE :	28%



PROJECT: **SINGLE FAMILY RESIDENCE**  
 OWNER: **ZHENG GROUP INVESTMENT, LLC**  
 1867 E. LESTER AVE., FRESNO, CA 93720



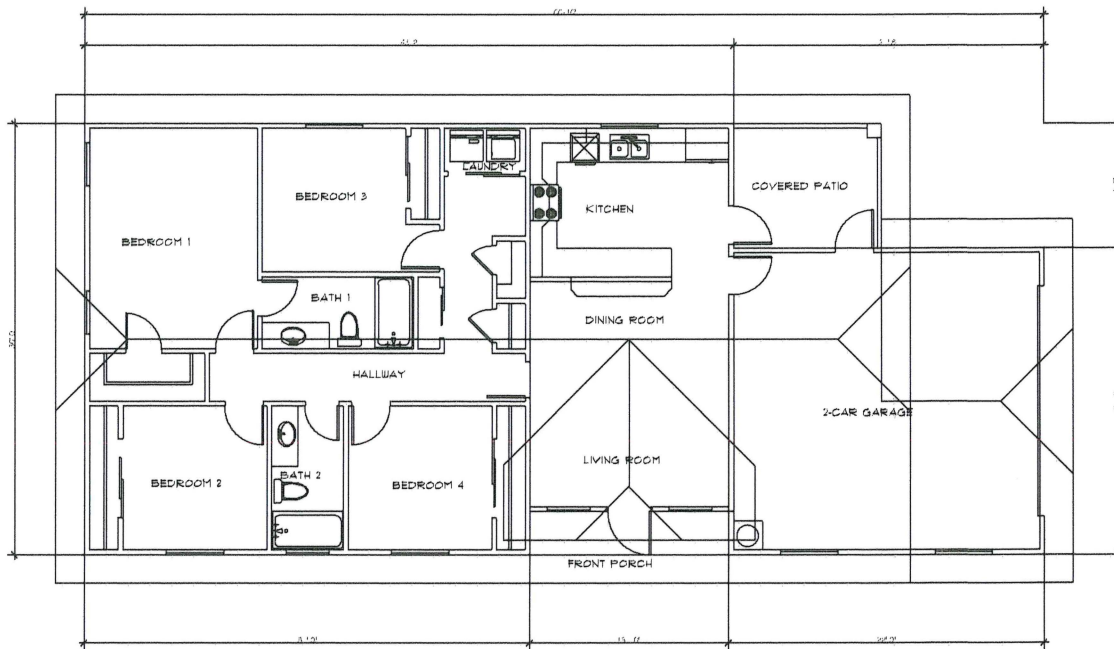
**SITE PLAN**  
 SCALE: 1/8" = 1'-0"


**EXHIBIT 7**

**REVISIONS**

SCALE:	AS NOTED
DATE:	3-12-16
DRAWN BY:	A. TRAVERO
CHECKED BY:	C. ZAMORA
SHEET NO.	

A1

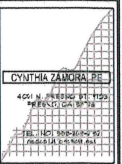



**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**VA 4005**  
**RECEIVED**  
 COUNTY OF FRESNO

**JUL 20 2016**

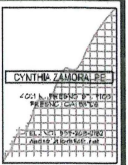
DEPARTMENT OF PUBLIC WORKS  
 AND PLANNING  
 DEVELOPMENT SERVICES DIVISION



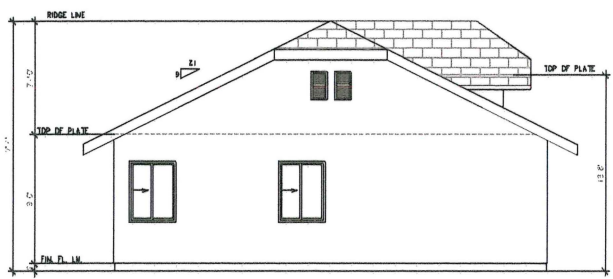
**PROJECT:**  
**SINGLE FAMILY RESIDENCE**  
**OWNER:** ZHENG GROUP INVESTMENT, LLC  
 1861 E. LEBSTER AVE., FRESNO, CA 93720

REVISIONS	
SCALE:	AS NOTED
DATE:	3-1-16
DRAWN BY:	A. TRAVERO
CHECKED BY:	C. ZAMORA
SHEET NO.	

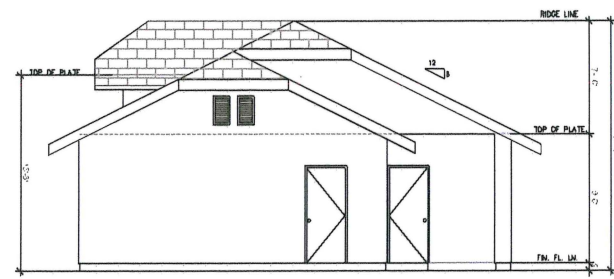
**A2**



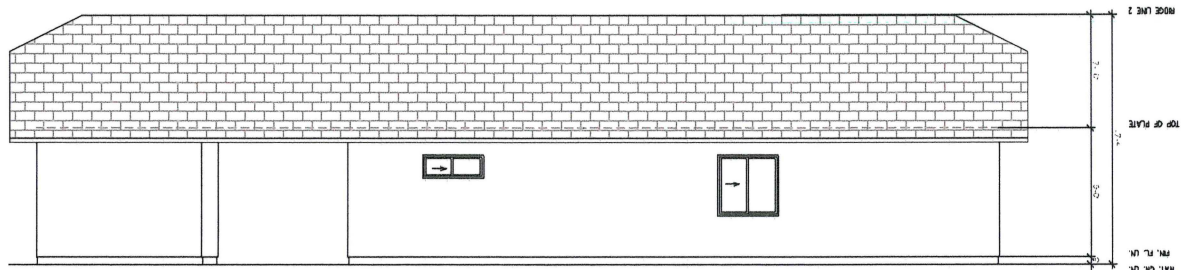
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



EAST ELEVATION  
SCALE: 1/8" = 1'-0"



WEST ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

VA 4005  
RECEIVED  
COUNTY OF FRESNO

JUL 20 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

PROJECT: SINGLE FAMILY RESIDENCE  
OWNER: ZHENG GROUP INVESTMENT, LLC  
1847 E. LESTER AVE., FRESNO, CA 93720

REVISIONS	
SCALE:	AS SHOWN
DATE:	3-2-16
DRAWN BY:	A. TRAVENCO
CHECKED BY:	C. ZAMORA
SHEET NO.	

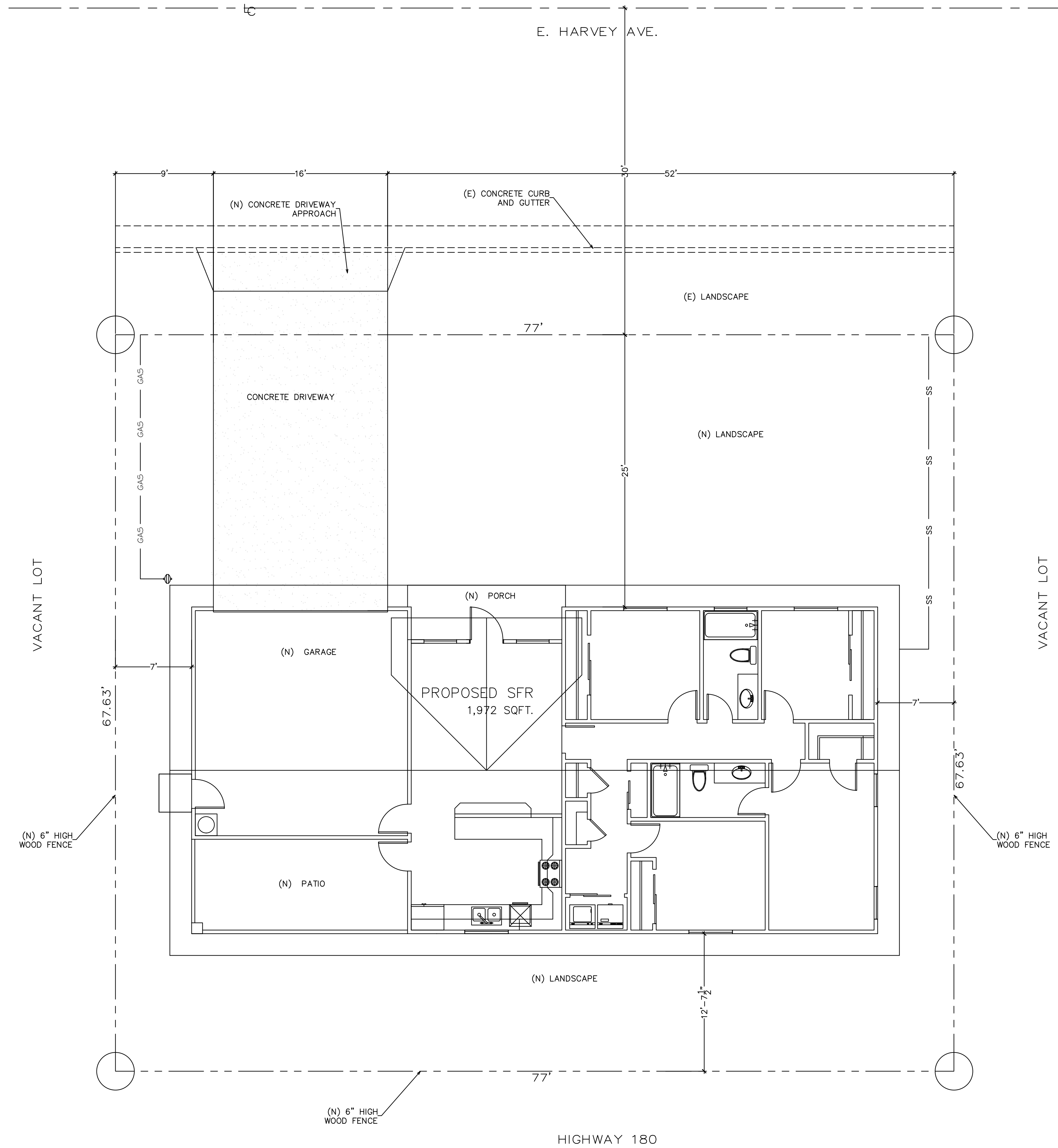
A3

**GENERAL NOTES**

1. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOBSITE DURING ANY INSPECTION ACTIVITY.
2. STREET ADDRESS AND NUMBER SHALL BE POSTED PRIOR TO THE FIRST INSPECTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND ALL OTHER CONDITIONS AND CORRELATE AT THE JOBSITE, AND REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION PRIOR TO COMMENCING ANY WORK.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES.
5. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK AND/OR POSSIBLE ERRORS OR OMISSIONS SHOWN OR INFERRED ON THE DRAWINGS OR THE PROPER EXECUTION OF THE SAME.
6. THESE SPECIFICATIONS ARE COMPLIMENTARY TO THE WORKING DRAWINGS.
7. ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:
  - A) THE 2010 EDITION OF THE CALIFORNIA RESIDENTIAL CODE.
  - B) THE 2010 EDITION OF THE CALIFORNIA PLUMBING CODE.
  - C) THE 2010 EDITION OF THE CALIFORNIA MECHANICAL CODE.
  - D) THE 2010 EDITION OF THE CALIFORNIA ELECTRICAL CODE.
  - E) THE 2010 EDITION OF THE CALIFORNIA ENERGY CODE.
 AND ALL ADOPTED ORDINANCES OF THE DISTRICT IN MENTION.

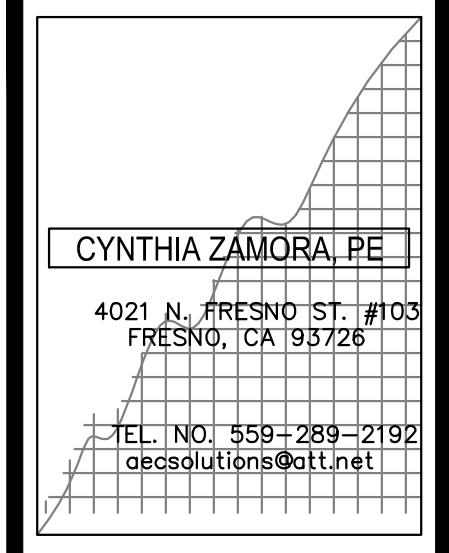
**SITE NOTES**

1. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (GRC R319.1)
  - A. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE LEGIBLE.
  - B. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2".
2. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSE TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
3. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
4. 2-WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICE ALERT (USA). CALL 1-800-642-2444
5. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER, FIRE HYDRANTS WILL BE LOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION AT 621-5300 TO ARRANGE AND COORDINATE WORK.
6. GRADE DIFFERENTIALS GREATER THAN 12" SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL.
7. CHEMICAL TOILET SHALL BE PROVIDED AT CONSTRUCTION SITE DURING CONSTRUCTION.
8. NO DRAINAGE TO ADJACENT PROPERTY.
9. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOBSITE
10. CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
11. FINISH FLOOR ELEVATION IS TO BE ABOVE THE CROWN OF THE STREET.
12. PROVIDE A TWO PERCENT SLOPE AWAY FROM THE PROPOSED BUILDING FOR A MINIMUM OF FIVE FEET.
13. DRIVEWAYS AND PRIVATE ROADS SHALL HAVE A MAXIMUM SLOPE OF 12% THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR PAVED SURFACES.
15. OVER EXCAVATE THE SITE NEEDED TO REMOVE DEBRIS, ORGANICS AND FILLS THAT MAY BE LEFT FROM A PREVIOUS DEMOLISHED HOME. REPLACE FILLS AS NECESSARY WITH 90% COMPACTION. COMPACTION REPORT REQUIRED.
16. UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS APPLICATION AS PER SECTION 12-1011 AND RESOLUTION NO. 78-522/ 88-229.
17. ALL WORK PERFORMED WITHIN THE PUBLIC RIGHTS OF WAY SHALL COMPLY WITH THE ADOPTED STANDARDS AND POLICIES OF THE PUBLIC WORKS DEPARTMENT. A STREET WORK PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF WORK. FOR INFORMATION REGARDING STANDARDS AND STREET WORK PERMITS. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES DIVISION (COUNTER, 621-8650).



**PROJECT DATA :**

OWNER :	ZHENG GROUP INVESTMENT
	TEL NO. (559) 392-8853
LOCATION :	5274 E. HARVEY AVE.
	FRESNO, CA 93727
APN # :	456-132-07
OCCUPANCY :	R3
ZONING :	R1C
CONSTRUCTION :	VB
LOT AREA :	.12 AC
BUILDING AREA :	
(N) LIVING SPACE:	1,252 SQ. FT.
(N) 2-CAR GARAGE :	462
(N) PORCH :	70
(N) PATIO :	188
TOTAL :	1,972 SQ. FT.
% COVERAGE:	39%



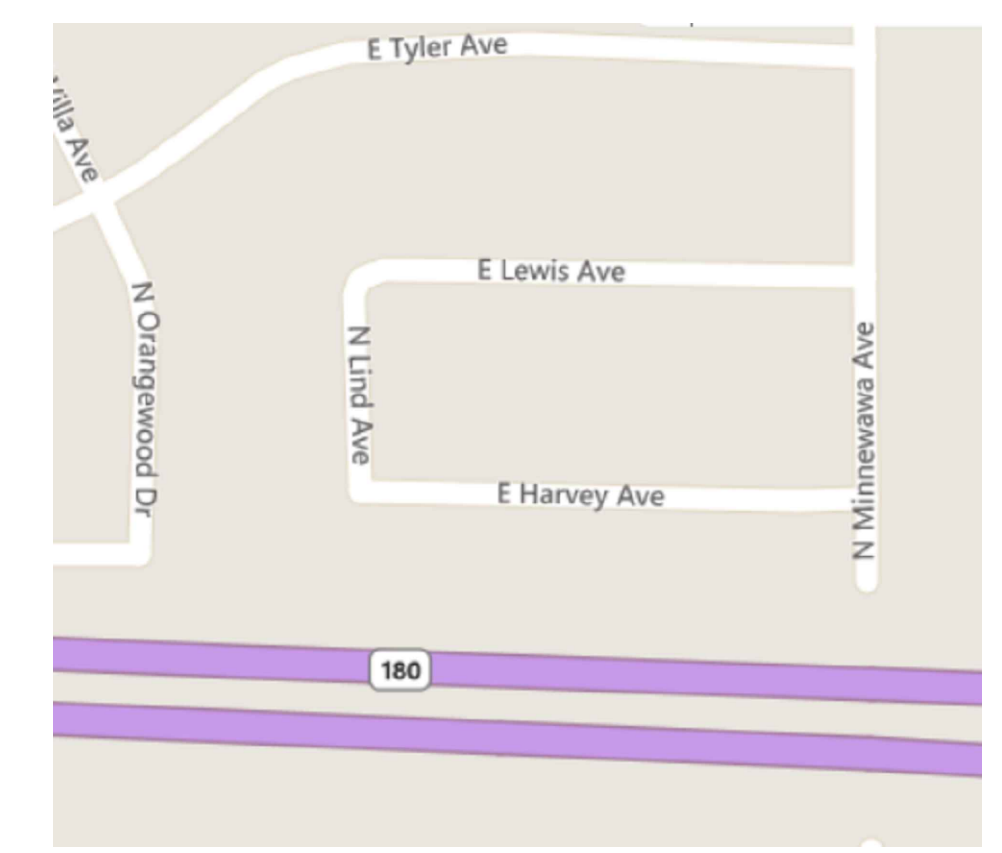
PROJECT: **SINGLE FAMILY RESIDENCE**  
 OWNER: **ZHENG GROUP INVESTMENT, LLC**  
 1867 E. LESTER AVE., FRESNO, CA 93720

**REVISIONS**

SCALE:	AS NOTED
DATE:	3-12-16
DRAWN BY:	A. TRAVERO
CHECKED BY:	C. ZAMORA

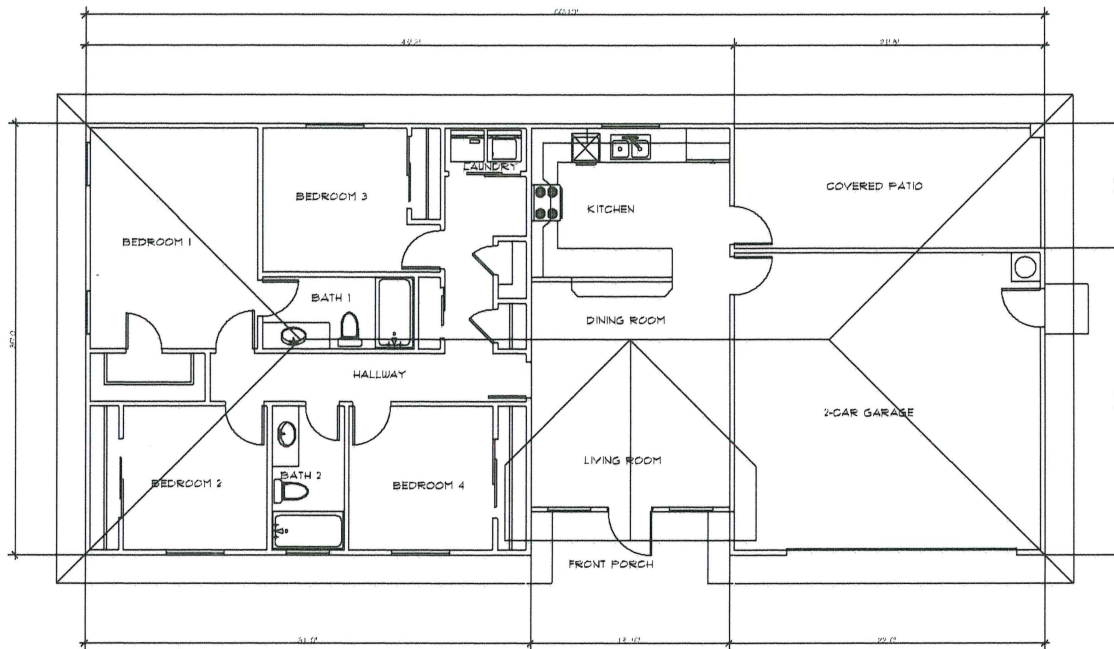
SHEET NO.  
**A1**

**SITE PLAN**  
 SCALE: 3/16" = 1'-0"



**VICINITY MAP**





**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**VA 4005**  
**RECEIVED**  
COUNTY OF FRESNO

**JUL 20 2016**

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION



PROJECT: **SINGLE FAMILY RESIDENCE**

OWNER: **ZHENG GROUP INVESTMENT, LLC**  
1847 E. LESTER AVE., FRESNO, CA 93720

REVISIONS

SCALE: AS SHOWN

DATE: 3-2-16

DRAWN BY: A. TRAVERO

CHECKED BY: C. ZAMORA

SHEET NO.

**A2**

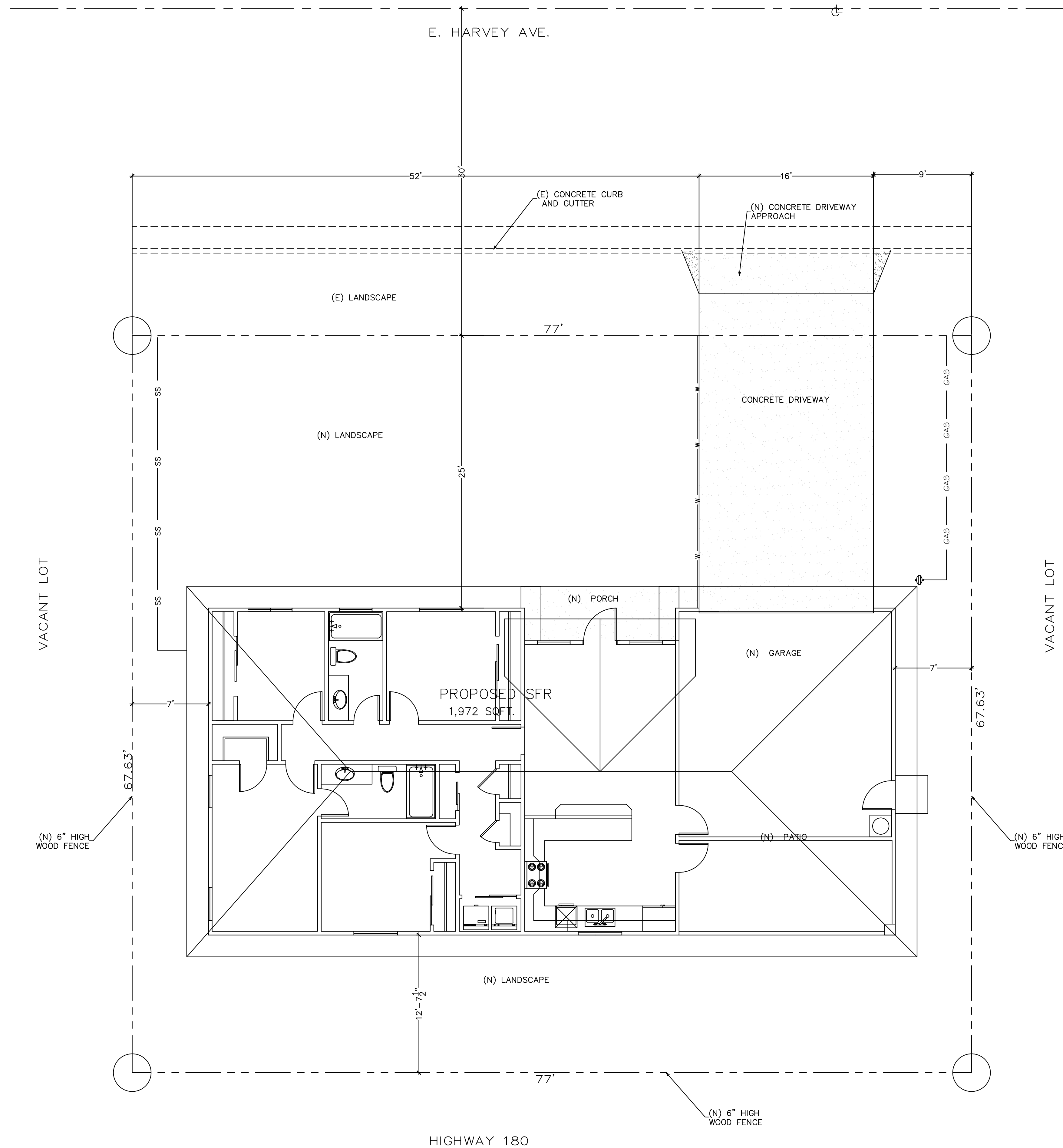


**GENERAL NOTES**

1. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOBSITE DURING ANY INSPECTION ACTIVITY.
2. STREET ADDRESS AND NUMBER SHALL BE POSTED PRIOR TO THE FIRST INSPECTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND ALL OTHER CONDITIONS AND CORRELATE AT THE JOBSITE, AND REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION PRIOR TO COMMENCING ANY WORK.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES.
5. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK AND/OR POSSIBLE ERRORS OR OMISSIONS SHOWN OR INFERRED ON THE DRAWINGS OR THE PROPER EXECUTION OF THE SAME.
6. THESE SPECIFICATIONS ARE COMPLIMENTARY TO THE WORKING DRAWINGS.
7. ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:
  - A) THE 2010 EDITION OF THE CALIFORNIA RESIDENTIAL CODE.
  - B) THE 2010 EDITION OF THE CALIFORNIA PLUMBING CODE.
  - C) THE 2010 EDITION OF THE CALIFORNIA MECHANICAL CODE.
  - D) THE 2010 EDITION OF THE CALIFORNIA ELECTRICAL CODE.
  - E) THE 2010 EDITION OF THE CALIFORNIA ENERGY CODE.
 AND ALL ADOPTED ORDINANCES OF THE DISTRICT IN MENTION.

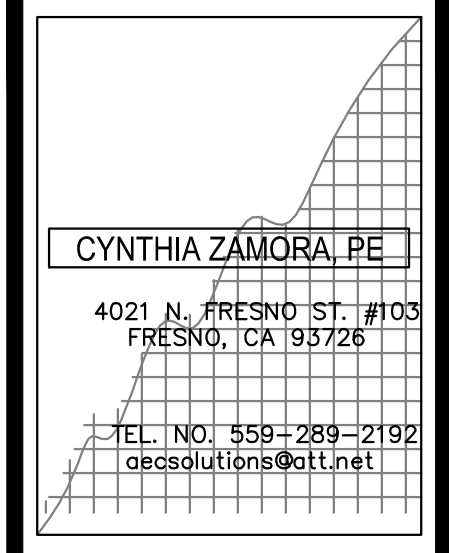
**SITE NOTES**

1. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (GRC R319.1)
  - A. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE LEGIBLE.
  - B. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2".
2. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSE TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
3. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
4. 2-WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICE ALERT (USA). CALL 1-800-642-2444
5. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER, FIRE HYDRANTS WILL BE LOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION AT 621-5300 TO ARRANGE AND COORDINATE WORK.
6. GRADE DIFFERENTIALS GREATER THAN 12" SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL.
7. CHEMICAL TOILET SHALL BE PROVIDED AT CONSTRUCTION SITE DURING CONSTRUCTION.
8. NO DRAINAGE TO ADJACENT PROPERTY.
9. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOBSITE
10. CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
11. FINISH FLOOR ELEVATION IS TO BE ABOVE THE CROWN OF THE STREET.
12. PROVIDE A TWO PERCENT SLOPE AWAY FROM THE PROPOSED BUILDING FOR A MINIMUM OF FIVE FEET.
13. DRIVEWAYS AND PRIVATE ROADS SHALL HAVE A MAXIMUM SLOPE OF 12% THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR PAVED SURFACES.
15. OVER EXCAVATE THE SITE NEEDED TO REMOVE DEBRIS, ORGANICS AND FILLS THAT MAY BE LEFT FROM A PREVIOUS DEMOLISHED HOME. REPLACE FILLS AS NECESSARY WITH 90% COMPACTION. COMPACTION REPORT REQUIRED.
16. UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS APPLICATION AS PER SECTION 12-1011 AND RESOLUTION NO. 78-522/ 88-229.
17. ALL WORK PERFORMED WITHIN THE PUBLIC RIGHTS OF WAY SHALL COMPLY WITH THE ADOPTED STANDARDS AND POLICIES OF THE PUBLIC WORKS DEPARTMENT. A STREET WORK PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF WORK. FOR INFORMATION REGARDING STANDARDS AND STREET WORK PERMITS. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES DIVISION (COUNTER, 621-8650).



**PROJECT DATA :**

OWNER :	ZHENG GROUP INVESTMENT
	TEL NO. (559) 392-8853
LOCATION :	5280 E. HARVEY AVE.
	FRESNO, CA 93727
APN # :	456-132-08
OCCUPANCY :	R3
ZONING :	R1C
CONSTRUCTION :	VB
LOT AREA :	.12 AC
BUILDING AREA :	
(N) LIVING SPACE:	1,252 SQ. FT.
(N) 2-CAR GARAGE :	462
(N) PORCH :	70
(N) PATIO :	188
TOTAL :	1,972 SQ. FT.
% COVERAGE:	39%



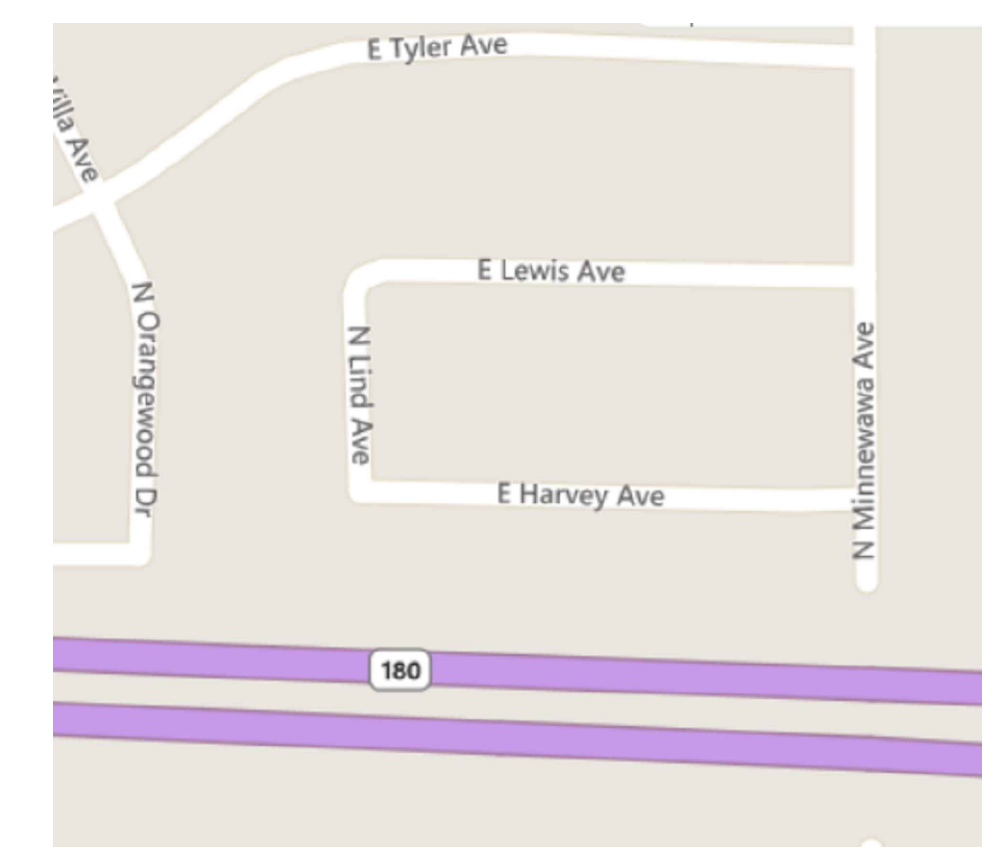
PROJECT: **SINGLE FAMILY RESIDENCE**  
 OWNER: **ZHENG GROUP INVESTMENT, LLC**  
 1867 E. LESTER AVE., FRESNO, CA 93720

**REVISIONS**

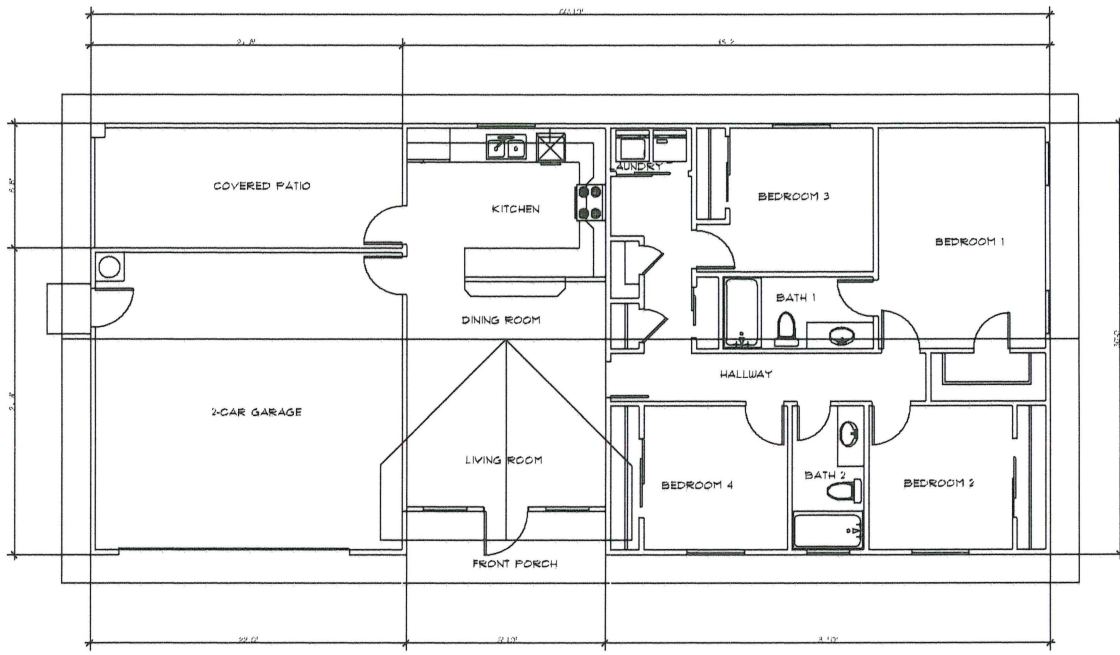
SCALE:	AS NOTED
DATE:	3-12-16
DRAWN BY:	A. TRAVERO
CHECKED BY:	C. ZAMORA

SHEET NO.  
**A1**

**SITE PLAN**  
 SCALE: 3/16" = 1'-0"



**VICINITY MAP**

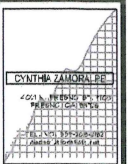


**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**VA 4005**  
**RECEIVED**  
COUNTY OF FRESNO

**JUL 20 2016**

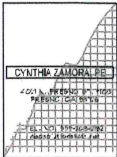
DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION



PROJECT: **SINGLE FAMILY RESIDENCE**  
OWNER: **ZHENG GROUP INVESTMENT, LLC**  
1867 E. LESTER AVE., FRESNO, CA 93720

REVISIONS
SCALE: AS SHOWN
DATE: 3-2-6
DRAWN BY: A. TRAVERO
CHECKED BY: C. ZAMORA
SHEET NO.

**A2**



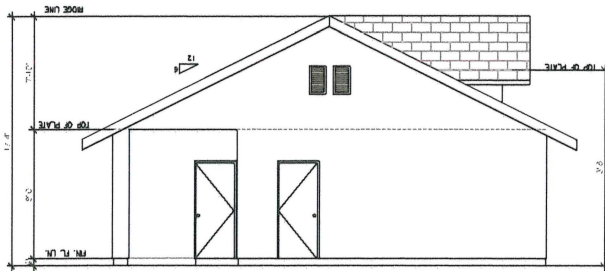
VA 4005  
RECEIVED  
COUNTY OF FRESNO

JUL 20 2016

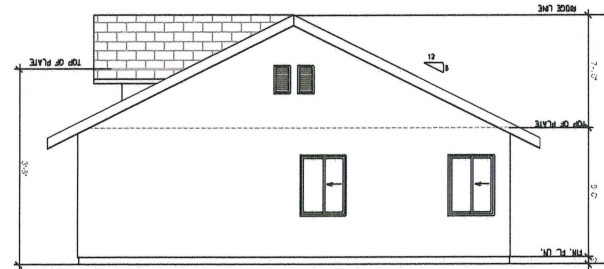
DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION



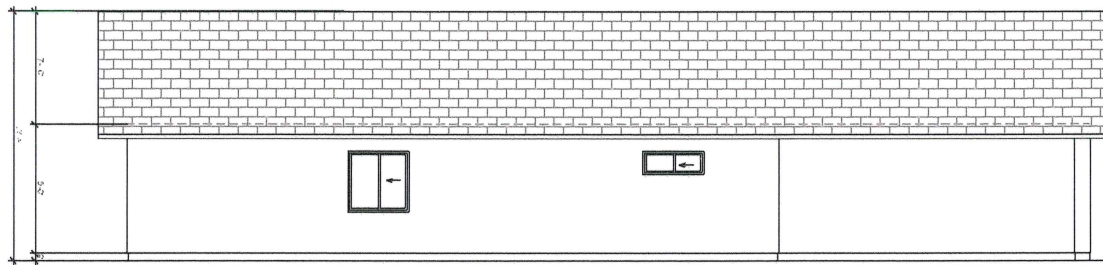
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

PROJECT: **SINGLE FAMILY RESIDENCE**

OWNER: **ZHENG GROUP INVESTMENT, LLC**  
8961 E. LEBSTER AVE., FRESNO, CA 93720

REVISIONS

SCALE:	AS NOTED
DATE:	3-2-6
DESIGN BY:	A. TRAVERO
CHECKED BY:	C. ZAYMKA
SHEET NO.	

**A3**