



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 4 June 6, 2019

**SUBJECT:** Director Review and Approval Application No. 4570

Allow the installation of a 1,027 square-foot mobile home as a permanent second residence, with a 1,248 square-foot conventional dwelling to remain as a primary residence, on a 3.24-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

**LOCATION:** The subject parcel is located on the west side of North Locan Avenue, approximately 150 feet north of its intersection with East Escalon Avenue, and easterly and southerly adjacent to the nearest city limits and within the Sphere of Influence of the City of Clovis (6297 North Locan Avenue) (Sup. Dist. 5) (APN 553-100-27).

**OWNER/  
APPLICANT:** Glenn T. Bailes

**STAFF CONTACT:** Jeremy Shaw, Planner  
(559) 600-4207

Marianne Mollring, Senior Planner  
(559) 600-4569

### RECOMMENDATION:

- Approve Director Review and Approval Application No. 4570 with recommended Findings and Conditions; 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. Site Plans/Elevations/Floor Plans

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Reserve Low-Density Residential	No change
Zoning	AL-20 (Limited Agricultural, 20-acre minimum parcel size)	No change
Parcel Size	3.24 acres	No change
Project Site	N/A	N/A
Structural Improvements	An approximately 1,248 square-foot conventional, single-family dwelling, several detached metal storage buildings, and a barn	Addition of a 1,027 square-foot mobile home as a permanent second residence
Nearest Residence	Approximately 130 feet south of the primary residence	Approximately 330 feet south of the proposed secondary residence
Surrounding Development	Surrounding parcels are developed with single-family residences	No change
Traffic Trips	Residential (one dwelling)	Residential (two dwelling units)
Lighting	Residential	No change

**EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N**

**ENVIRONMENTAL ANALYSIS:**

It has been determined pursuant to Section 15303(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 101 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

A Director Review and Approval Application (DRA) may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 872.C are made by the Planning Commission.

Section 872.E.3 of the Zoning Ordinance requires that DRA Applications for projects located on properties within the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District and within the sphere of influence of a city be appealable to the Board of Supervisors. This Section is interpreted to require that the application be referred directly to the Planning Commission for consideration. The decision of the Planning Commission on a DRA Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

**BACKGROUND INFORMATION:**

This application is requesting to allow the installation of a 1,027 square-foot mobile home as a permanent second residence, with an existing 1,248 square-foot conventional dwelling to remain as a primary residence, on a 3.24-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

*Finding 1: That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood*

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	Front: 35-feet;  Rear: 20 feet;  Side: 20 feet	Front: Existing Primary; 151 feet Proposed Secondary: 165 feet  Rear: Existing Primary; 265 feet Proposed Secondary: 103 feet  Side (north): Existing Primary; 160 feet Proposed Secondary: 23 feet  Side (south): Primary; 80 feet Proposed Secondary: 275 feet	Front: Yes  Rear: Yes  Side: Yes
Parking	Two parking spaces, ether covered or uncovered shall be provided for each dwelling unit	Two additional parking spaces for the proposed second residence	Yes
Lot Coverage	N/A	N/A	N/A
Space Between Buildings	N/A	N/A	N/A
Wall Requirements	N/A	N/A	N/A

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Septic Replacement Area	Building sewer/septic tank: 50 feet; disposal field: 100 feet; seepage pit/cesspool: 150 feet	No change (Nitrogen Loading Analysis required). Proposed second septic system to located 50 feet from the north (side) property boundary	Yes
Water Well Separation	100 feet	No change	Yes

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

Fresno County Department of Public Health, Environmental Health Division: In the case of this application, it appears the parcel can accommodate the sewage disposal systems and expansion areas, meeting the mandatory setback and policy requirements established in the Tier 2 Local Area Management Program (LAMP), Onsite Wastewater Treatment System (OWTS) policy and California Plumbing Code.

The project is located in the Sphere of Influence of the City of Clovis, and any new construction shall be required to connect to municipal facilities for the provision of water and sewer services at such time as water and sewer services become available.

It is recommended that the Applicant consider having the existing septic tanks pumped, and have the tank and leach fields evaluated by an appropriately-licensed contractor. The evaluation may indicate possible repairs, additions, or require the proper destruction of the system.

The sewage disposal system for the proposed permanent secondary residence shall be installed under permit and inspection by the Department of Public Works and Planning Building and Safety Section.

Development Engineering Section of the Fresno County Department of Public Works and Planning: According to FEMA, FIRM Panel No. 1585H, the subject parcel is not subject to flooding from the 100-year storm event.

Fresno County Fire Protection District: The project will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate is sought.

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

**Analysis:**

Review of the site plan shows that the 3.24-acre parcel is large enough to accommodate the addition of a second residence, and Health Department review of this application finds that the subject parcel is adequate in size to accommodate the addition of a second septic system to serve the proposed second residence (mobile home), while meeting the setback requirements established in the California Plumbing Code, Well Standards Ordinance and Fresno County, Tier 2 Local Area Management Program (LAMP) guidelines, which restrict septic Onsite Wastewater Treatment (septic) System density to one system per two acres.

Because the subject parcel contains less than four acres, the property was required to undergo a nitrogen loading analysis to demonstrate that the regional characteristics are such that an exception can be made to the septic density restriction. In the case of this application, the nitrogen loading analysis was completed and approved by the Department of Public Works and Planning on April 18, 2019, which will allow the additional septic system, subject to all applicable permits and inspections.

Based on the above information, staff finds that the subject parcel is adequate in size and shape to accommodate the addition of a mobile home as a second residence.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 1 can be made.

*Finding 2:* *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use*

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	No	N/A	N/A
Public Road Frontage	Yes	330 feet along North Locan Avenue	No change
Direct Access to Public Road	Yes	Two existing driveways	No additional driveways are proposed
Road ADT		900 along North Locan Avenue	No change
Road Classification		Collector	No change
Road Width		23.40 feet	No change
Road Surface		RMS (Road Mix Surfacing)	No change
Traffic Trips		Residential – one dwelling	Residential – two dwellings
Traffic Impact Study (TIS) Prepared	No	N/A	N/A
Road Improvements Required		N/A	N/A

## **Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:**

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: Locan Avenue is classified as a Collector road in the County's General Plan, requiring an ultimate right-of-way of 84 feet, 42 feet on either side of the centerline. Locan Avenue currently has a 60-foot right-of-way across the subject parcel frontage. An additional 12 feet of right-of-way may ultimately be required from the subject property. Setbacks to new structures shall be based upon the ultimate right-of-way of 84 feet.

The subject property currently is accessed from North Locan Avenue via two existing unimproved drive approaches. Any improvement on these two drive approaches within the road right-of-way will require that an encroachment permit be obtained from the Road Maintenance and Operations Division.

Development Engineering Section of the Fresno County Department of Public Works and Planning: North Locan Avenue is a Collector road with an existing right-of-way of 30 feet west of the centerline; the minimum width for a Collector road right-of-way is 42 feet west of the centerline. North Locan Avenue is a County-maintained road, and records indicate that this section of North Locan, between East Escalon and East Paul Avenues, has an Average Daily Traffic Count (ADT) of 900, a paved width of 23.4 feet, a structural section of 0.33 feet RMS, and is in good condition.

Typically, with access for any development along Collector roads, turnaround facilities shall be provided on parcels having direct access so that vehicles do not back out onto the roadway.

The subject parcel is located within the Fresno Metropolitan Flood Control District (FMFCD) Boundary and Drainage Zones District 7H. FMFCD shall be consulted for their requirements, and any additional runoff generated by development cannot be drained across property lines and must be retained on site or disposed of per County standards.

If not already present, ten-foot by ten-foot corner cutoffs shall be improved for sight distance purposes at the exiting driveway onto Locan Avenue.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

### **Analysis:**

North Locan Avenue, which provides access to the subject property, is classified as a Collector road in the County General Plan, with an existing right-of-way of 60 feet, and is in good condition. The ultimate right-of-way for a Collector road is 84 feet. An additional 12 feet of right-of-way may ultimately be required, however, no dedication of additional right-of-way will be required at this time. The additional residential traffic resulting from the proposed installation of the mobile home as a second residence does not warrant that improvements to North Locan Avenue be made at this time. The portion of North Locan across the parcel frontage is located within the City of Clovis Sphere of Influence; accordingly, the County would defer to City standards at such time as road improvements were needed. The existing 23-foot paved width is sufficient to carry the increased traffic from this proposal.

Based on the above information, staff believes that the section of North Locan Avenue along the property frontage is adequate to accommodate the proposed addition of a mobile home as a permanent second residence.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 2 can be made.

*Finding 3:* *That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof*

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	4.60 acres	Flood control basin	City of Clovis PF (Public Facilities)	N/A
South	1.79 acres	Single-Family Residential	Limited Agricultural	Primary: 130 feet Secondary: 340 feet
East	19.72 acres 2.00 acres	Field Crops Single-Family Residential	Rural Residential	Primary: 350 feet Secondary: 430 feet
West	6.40 acres	Flood control basin	City of Clovis PF(Public Facilities)	N/A

**Reviewing Agency/Department Comments:**

Zoning and Permit Review Section of the Fresno County Department of Public Works and Planning: Plans, permits, and inspections are required for all proposed improvements. If this application is approved, the address for the proposed mobile home will be 6307 North Locan Avenue.

Building and Safety Plan Check Section of the Fresno County Department of Public Works and Planning: Plans, permits, and inspections will be required for all onsite improvements.

Development Engineering Section of the Fresno County Department of Public Works and Planning: The subject property is located within the Fresno Metropolitan Flood Control Boundary and Drainage Zone District 7H. FMFCD shall be consulted for their requirements, and any additional runoff generated by development cannot be drained across property lines and must be disposed of or retained on site per County standards.

According to U.S.G.S. Quad Maps, there are no existing natural drainage channels adjacent to or traversing the subject property.

A grading permit or grading voucher will be required for any grading that has been done without a permit and any grading proposed with this application.

Fresno Metropolitan Flood Control District (FMFCD): No surface runoff shall be directed toward the adjacent District basin. The District recommends that the County require a temporary on-site storm water storage facility for any additional development or street improvements. It is the District's understanding that there will be no grading of the subject property within 20 feet of the District's drainage basin.

No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

**Analysis:**

The subject parcel is located adjacent to a Fresno Metropolitan Flood Control District (FMFCD) basin; as such, there are no privacy or visibility concerns to the north or to the west of the property, as the proposed mobile home would be located on the north side of the property, placing it more than 600 feet from the nearest residence to the north, and more than one quarter-mile from the nearest residence to the west.

The proposed second residence will be located approximately 165 feet west of the nearest right-of-way of North Locan Avenue, and as such, it will be visible from the roadway and adjacent properties to the east and northeast. Accordingly, a Condition of Approval has been included requiring that landscaping be provided on all sides of the proposed second residence (mobile home), and that the landscaping be completed prior to occupancy.

Based on the above information, and with adherence to the included Condition of Approval, staff believes the proposal to install a mobile home as a permanent second residence will not have an adverse effect upon surrounding properties.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval.*

**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>
<b>Policy LU-G.1</b> The 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.	This project was routed to the City of Clovis, which did not offer any comment. This property shall be required to connect to public water and sewer at such time as such services become available.



<p><b>Policy LU-H.4</b> The County shall allow second dwellings, not to be sold as a separate unit, subject to a discretionary permit in areas designated for low-, medium- and medium-high-density residential use, rural residential use, and agricultural or rangeland use. The second dwelling shall be clearly subordinate in size to the primary dwelling.</p>	<p>The subject parcel is designated Reserve Low-Density Residential in the County-adopted Clovis Community Plan, which allows by discretionary review the possibility of a permanent second residence. The proposed second residence (mobile home) will be approximately 221 square feet smaller than the existing primary, which is consistent with this policy.</p>
<p><b>Policy PF-D.6</b> The County shall permit individual on-site sewage disposal systems on parcels that have the area, soils, and other characteristics that permit installation of such disposal facilities without threatening surface or groundwater quality or posing any other health hazards and where community sewer service is not available and cannot be provided.</p>	<p>Due to septic system density restrictions, a nitrogen loading analysis was required, in accordance with the Fresno County Tier 2 Local Area Management Program (LAMP) guidelines. A nitrogen loading analysis was completed and approved by the County on April 18, 2019, which determined that the installation of a second septic system to serve the proposed mobile home would be allowed.</p>

**Reviewing Agency Comments:**

Water and Natural Resources Division of the Fresno County Department of Public Works and Planning: The subject parcel is not located in an area designated as water short; as such, no well yield certification is required at this time.

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated Reserve Low-Density Residential in the County-adopted Clovis Community Plan, which allows a second dwelling unit, subject to discretionary approval.

City of Clovis: No comments.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

**Analysis:**

Based on the factors cited above, the proposed installation of a mobile home as a permanent second residence is consistent with the General Plan.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 4 can be made.

**PUBLIC COMMENT:**

Three telephone inquiries from property owners in the vicinity were received by staff pertaining this application. The concerns raised were that the proposed second residence is a mobile home and not in keeping with the character of the neighborhood, and that the subject property having an existing second driveway with access to North Locan Avenue may have traffic impacts.

**CONCLUSION:**

Based on the factors cited in the analysis, staff believes the required Findings for granting the Director Review and Approval Application can be made. Staff therefore recommends approval of Director Review and Approval Application No. 4570, subject to the recommended Conditions of Approval and Project Notes.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Approval Action)

- Move to determine the required Findings can be made and move to approve Director Review and Approval Application No. 4570, subject to the Conditions of Approval and Project Notes listed in Exhibit 1; 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 Director Review and Approval Application No. 4570; and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action.

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

See attached Exhibit 1.

JS:ksn

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**Director Review and Approval Application No. 4570  
Conditions of Approval and Project Notes**

<b>Conditions of Approval</b>	
1.	Development shall be in substantial compliance with the approved site plan, floor plans, and elevations.
2.	The proposed residence shall be landscaped in such a manner as to enhance the appearance of the residence and to ensure compatibility with surrounding properties. The landscaping shall be completed prior to occupancy. The required landscaping, including trees and shrubs, shall be provided on all sides of the mobile home to enhance its appearance from the adjacent properties and from North Locan Avenue. A landscape plan shall be submitted to the Department of Public Works and Planning for approval prior to issuance of building permits. If the proposed landscape area exceeds 500 square feet in area, the landscape plan will be subject to the Model Water Efficient Landscape Ordinance (MWELO) requirements currently in effect.

Conditions of Approval reference recommended Conditions for the project.

In addition to the above-cited conditions, this application is subject to the following mandatory standards of the Fresno County Zoning Ordinance, Section 855-N-28:

<b>Special Standards</b>	
1.	Two parking spaces, either covered or uncovered, shall be provided for each dwelling unit, as shown on the approved site plan. Each parking space shall be a minimum size of 8-1/2 feet by 20 feet. The parking spaces and the driveway providing access to said parking spaces shall be improved.
2.	Prior to issuance of building permits, a covenant running with the land between the County and the owner shall be recorded with the County Recorder requiring that one of the dwelling units shall be occupied by an owner of record.  Note: The Department of Public Works and Planning will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50.

The following Notes reference mandatory requirements of Fresno County of other agencies and are provided as information to the project Applicant:

<b>Notes</b>	
1.	This permit shall become void if there has not been substantial development within two years of the effective date of this approval.
2.	The sewage and disposal system for the proposed permanent second residence shall be installed under permit and inspection by the Department of Public Works and Planning, Building and Safety Section.
3.	Any runoff generated by the proposed development of this site cannot be drained across property lines, and must be retained on site or disposed of per County Standards.
4.	The project will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

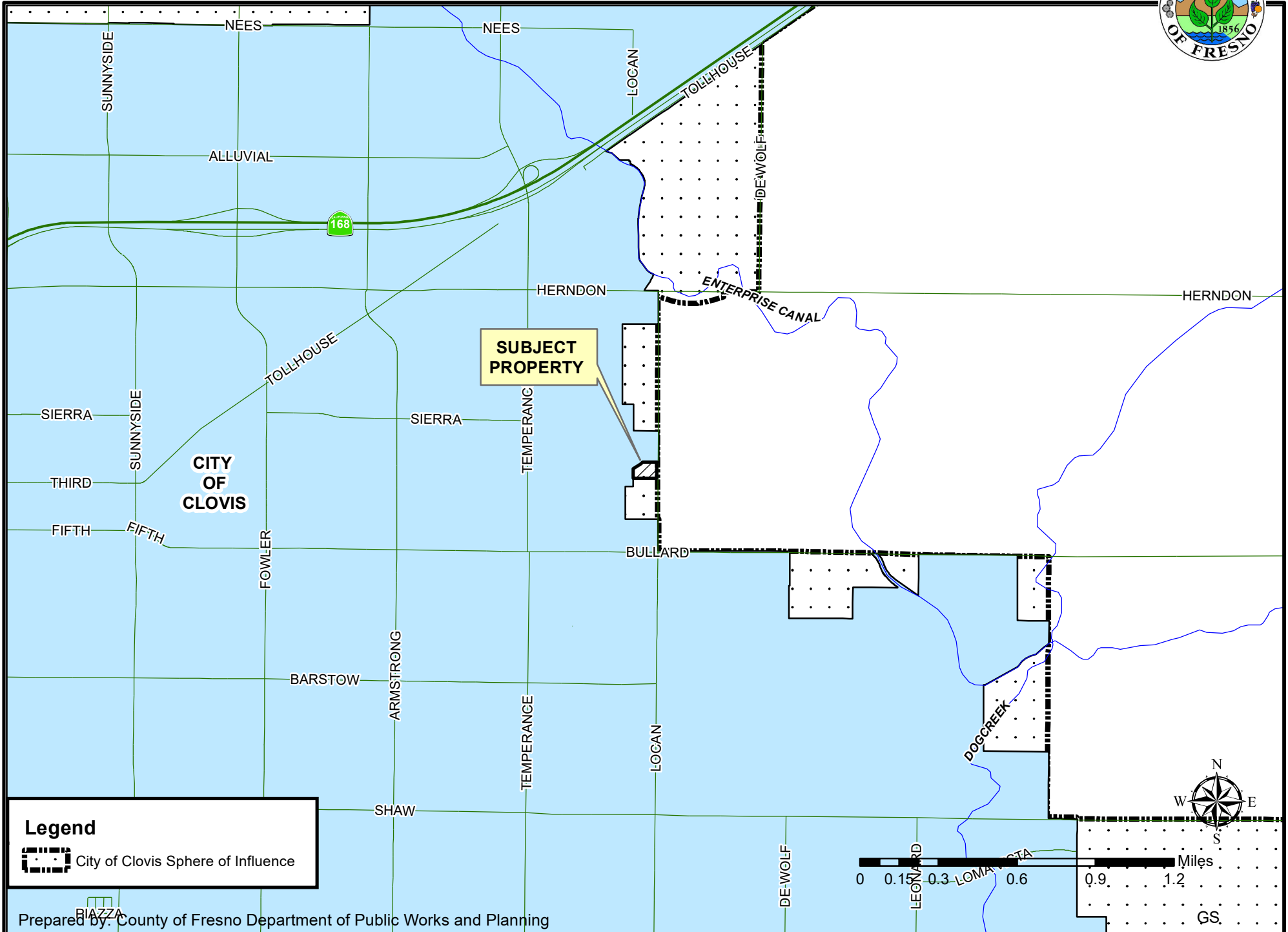
**EXHIBIT 1**

<b>Notes</b>	
5.	The subject parcel is located within the Sphere of Influence of the City of Clovis. Accordingly, any new development shall be required to connect to public water and sewer service at such time as water and sewer services become available.
6.	The Clovis Unified School District, in which the subject property is located, is authorized by State Law to adopt a resolution requiring the payment of construction fees. The Department of Public Works and Planning, Development Services and Capital Projects Division requires certifications from the school district that the fees have been paid. An official certification form will be provided by the County when an application is made for a building permit.
7.	A grading permit or voucher may be required for any grading that has been done without a permit and any grading proposed with this application.
8.	Plans, permits, and inspections will be required for all on-site improvements.

JS:ksn

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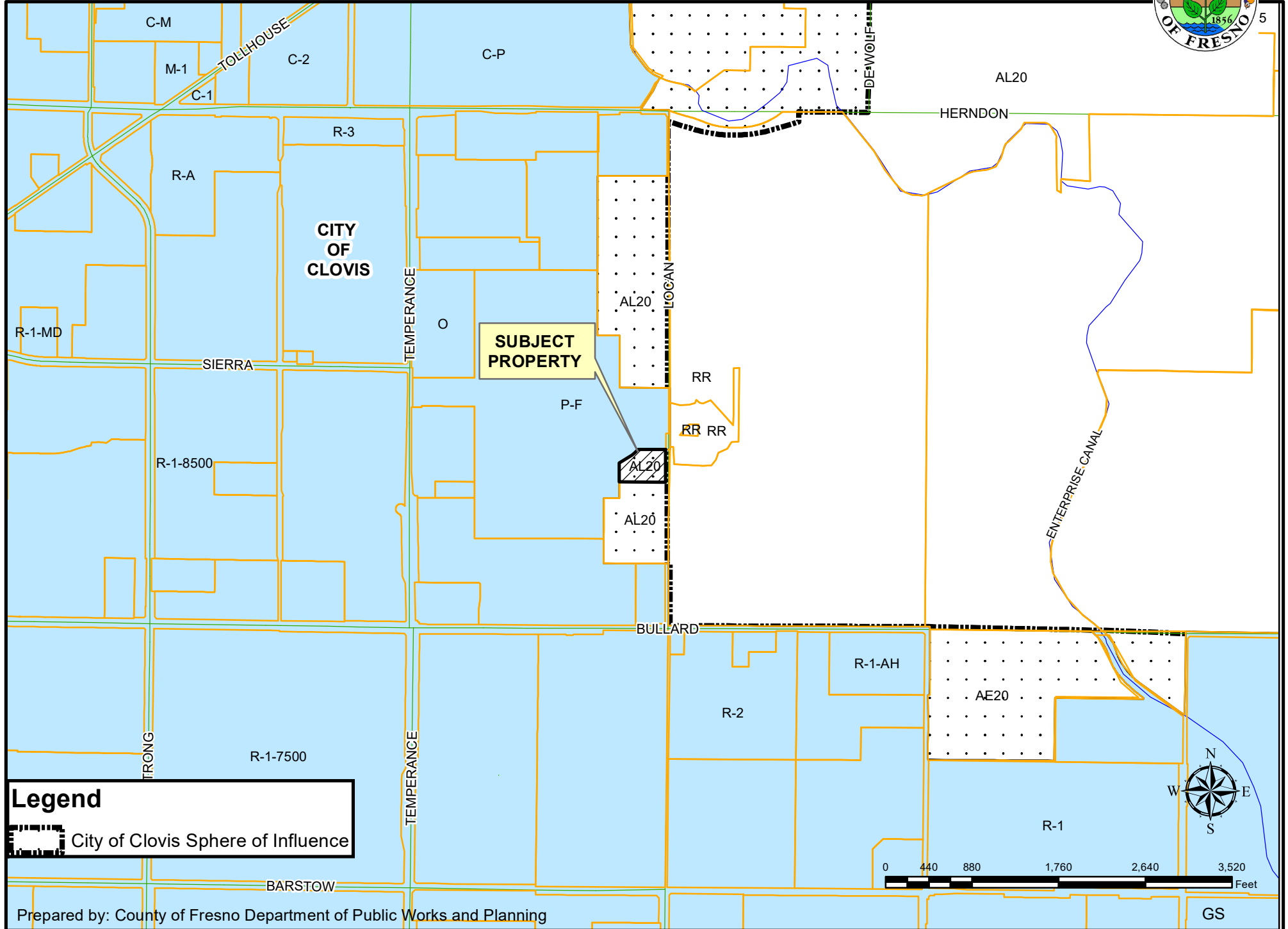
# LOCATION MAP



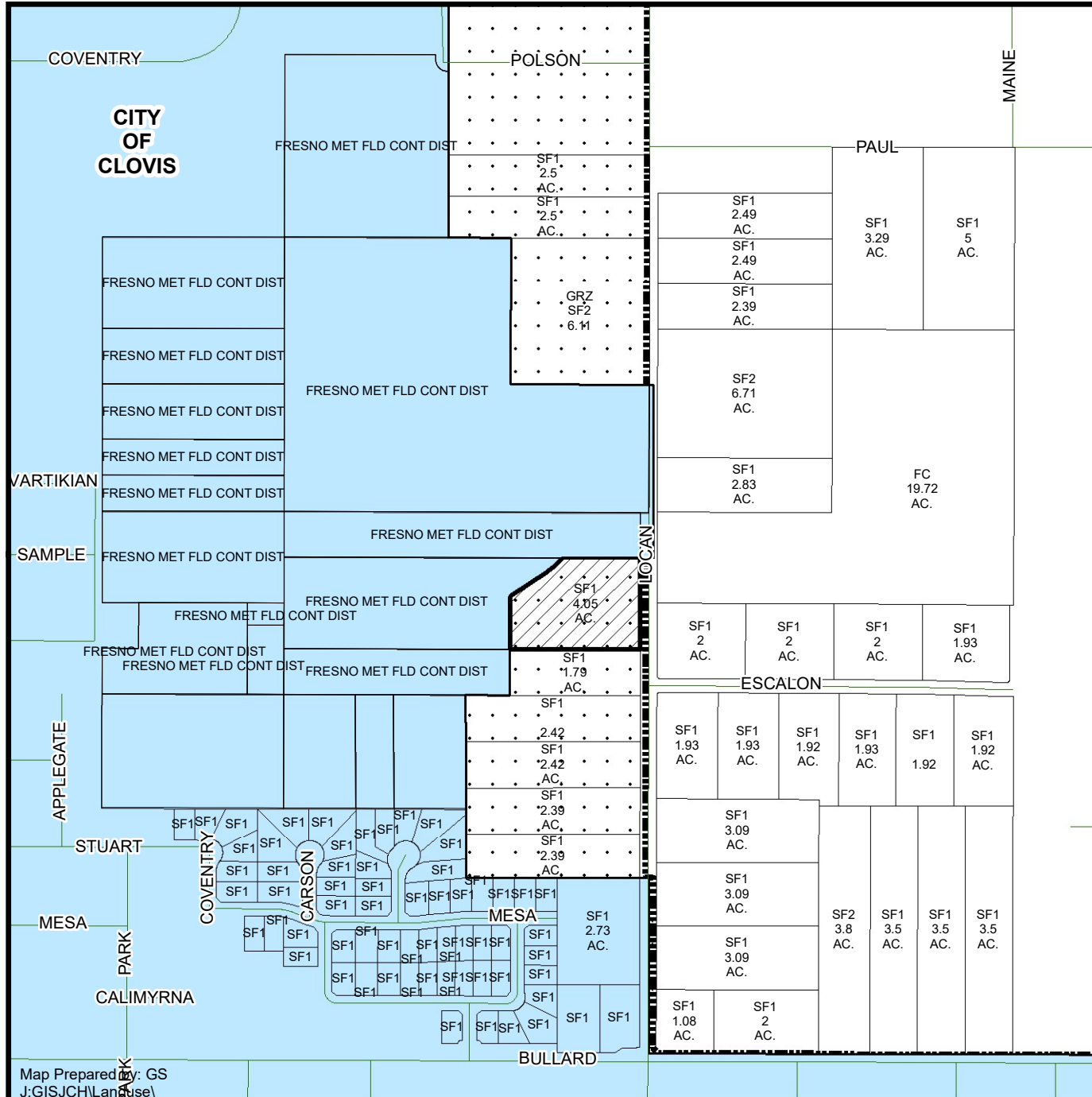
### Legend

City of Clovis Sphere of Influence

# EXISTING ZONING MAP





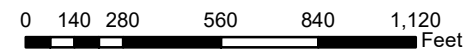
# EXISTING LAND USE MAP



LEGEND	
V - VACANT	
FC - FIELD CROP	
GRZ - GRAZING	
SF#- SINGLE FAMILY RESIDENCE	

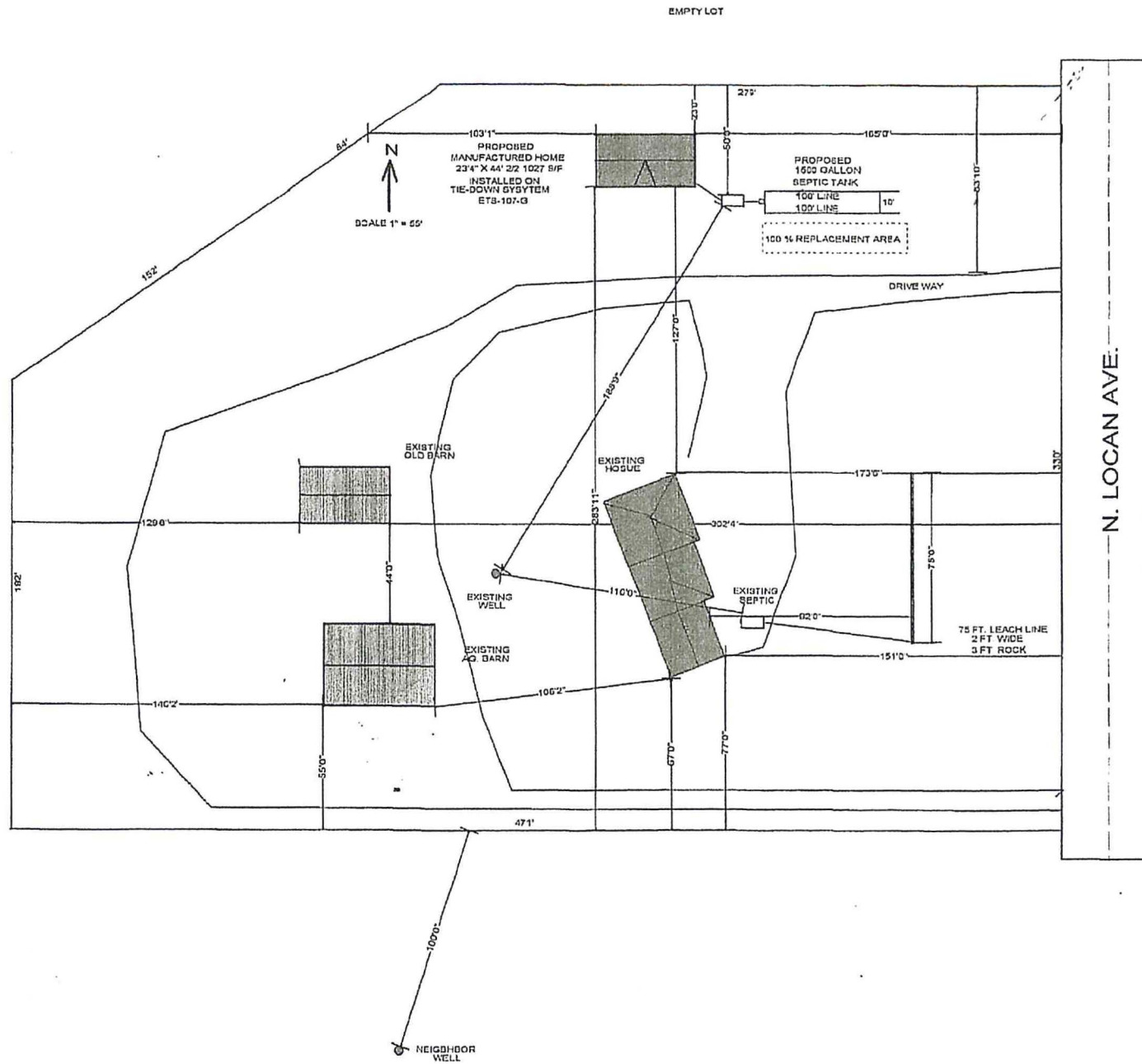
## Legend

-  Subject Property
-  City of Clovis Shere of Influence



Department of Public Works and Planning  
Development Sevices Division

Map Prepared By: GS  
J:GISJCHLanuse1

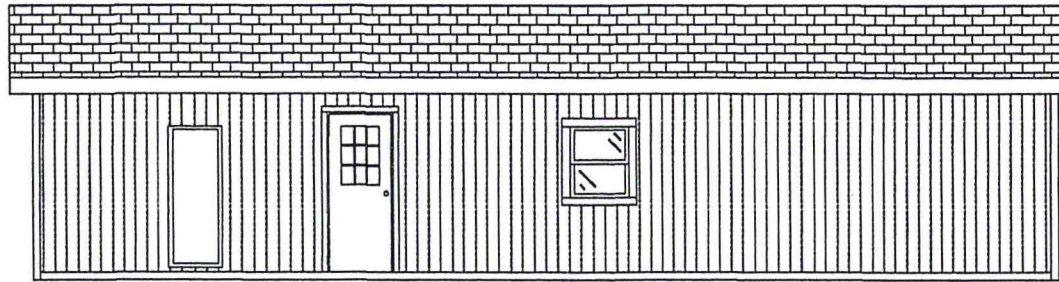


**EXHIBIT 5**

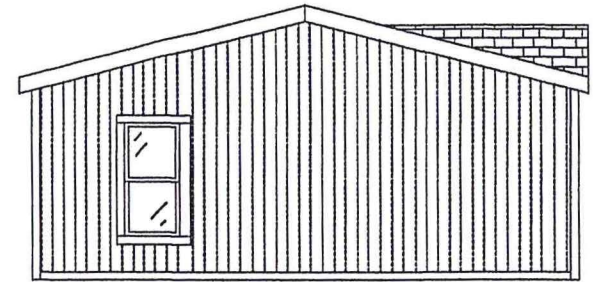


DRAFT # 1

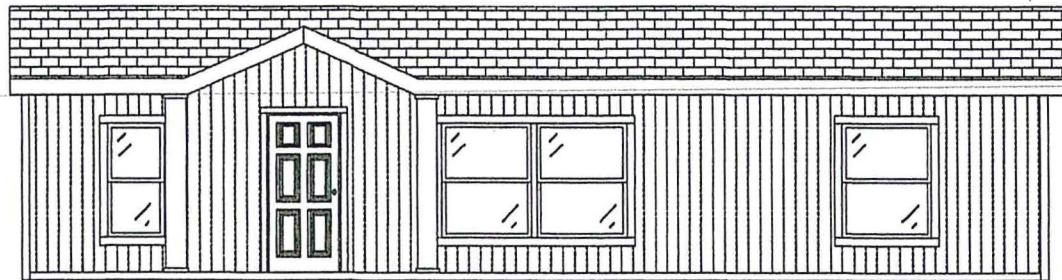
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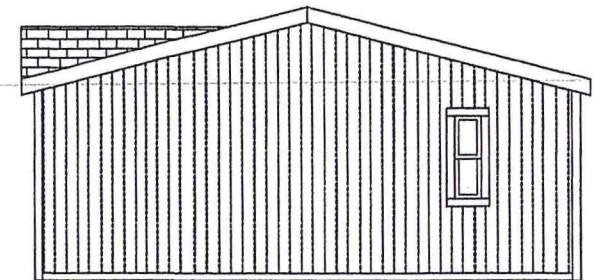
BACK ELEVATION



REAR ELEVATION



FRONT ELEVATION



HITCH END ELEVATION

ALL DRAWINGS AND DIMENSIONS ARE APPROXIMATE, AND MAY BE SUBJECT TO CHANGES BY CHAMPION HOME BUILDERS CO. LINDSAY, CA

REDMAN HOMES.  
CHAMPION  
840 W. Palm Ave. Lindsay, CA 93247

DAPIA SEAL

MODIFICATIONS

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MODEL: 09-CM-3443R  
CEI-TYPICAL

TITLE: ELEVATION PLAN

DRAWN BY: A. Hernandez DATE: 8-18-17

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

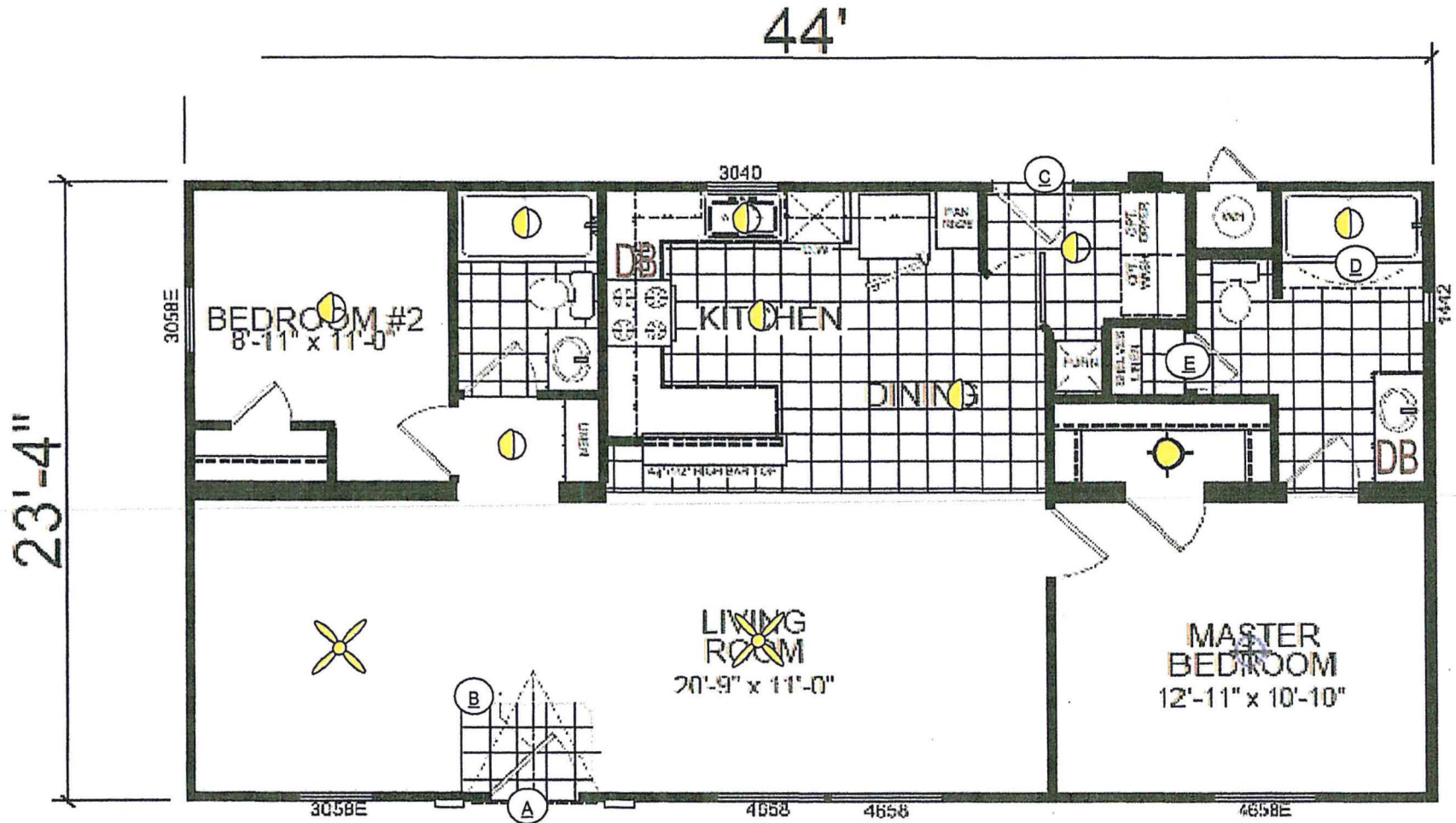
SHEET:

EV-101

Light	Can Light	USB recept	<b>DB</b> Drawers
Switch	Ceiling Fan	Solar Tube	<b>RR</b> Rollout Shelves
Recept	TV Jack	Pendant Light	<b>HB</b> Hose Bib
GFCI	Phone Jack	J-Box	Paddle fan prep

Quote#	Customer	ZM	REV
22916	KERMAN-BAILES	RS	

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- (Y)
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- A MINI DORMER W/ 2 COLUMNS
- B ENTRY LINO
- C 32" 9 LITE REAR DOOR
- D ONE PIECE OVAL T/S
- E LINEN CLOSET

# 2201