



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 4 February 13, 2020

SUBJECT: Director Review and Approval Application No. 4592 and Variance Application No. 4077

Amend Director Review and Approval Application No. 3280 to allow relocation and expansion of a Stupa and Social Hall, and waive the 35-foot maximum building height limit to allow construction of the Social Hall to a maximum height of 58 feet and the Stupa to a maximum height of 66 feet on a 9.62-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the west side of South Fruit Avenue, approximately 650 feet north of its nearest intersection with West Annadale Avenue, and is approximately 1,340 feet south of the nearest city limits of the City of Fresno (2710 S. Fruit Avenue, Fresno, CA) (Sup. Dist. 1) (APN 328-050-17).

**OWNER/
APPLICANT:** Lao Dhamma Sacca Temple, Inc.

STAFF CONTACT: Thomas Kobayashi, Planner
(559) 600-4224

Marianne Mollring, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Approve Director Review and Approval Application No. 4592 with recommended Findings and Conditions; and
- Deny Variance 4077; 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. One-Mile Radius Map of Variance Applications
6. Site Plans, Detail Drawings, and Elevations
7. Applicant's Findings

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	County-Adopted Edison Community Plan: Elementary School – Fresno City General Plan: Medium Density Residential	No change
Zoning	AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District	No change
Parcel Size	9.62 acres	No change
Project Site	N/A	N/A
Structural Improvements	Monks' hall, temple offices, activity hall, kitchen and restroom building, classrooms, monks' residence, garage, carport, and service buildings	Stupa and Social Hall
Nearest Residence	Approximately 139 feet east of project site	No change
Surrounding Development	Agricultural and residential	No change
Operational Features	8:00 AM to 5:00 PM seven days per week Approximately 12 special event days per year can extend operational time to 10:00 PM.	No change

Criteria	Existing	Proposed
Employees	5-10 Buddhist monks live on site assisted by volunteers up to 10 a day.	No change
Customers	40 students on Sundays and 200-500 people for special events	No change
Traffic Trips	Approximately 20 to 100 traffic trips for normal operation, which includes Sunday morning events, excluding special event days, which are estimated to range from 200 to 500 people	No change
Lighting	Site lighting and residential lighting	Additional site lighting for proposed structures
Hours of Operation	8:00 AM to 5:00 PM. Hours extend to 10:00 PM on special event days.	No change

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

ENVIRONMENTAL ANALYSIS:

A Mitigated Negative Declaration (MND) prepared for Initial Study Application No. 4532 was adopted for the project in accordance with the California Environmental Quality Act (CEQA) with approval of Director Review and Approval (DRA) Application No. 3280 on October 19, 2000.

According to Section 15162 (a) of the CEQA Guidelines, when an MND is adopted for a project, no subsequent MND shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following: 1) substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously-identified significant effects; 2) substantial changes occur with respect to their circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously-identified significant effects; and 3) new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MDN was adopted, shows either of the following: (A) the project will have one or more significant effects not discussed in the previous MND; or (B) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

Staff has reviewed the subject proposal and determined a subsequent/supplemental environmental document is not required.

PUBLIC NOTICE:

Notices were sent to 16 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 Variance (VA) may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 877-A are made by the Planning Commission.

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

BACKGROUND INFORMATION:

The project proposes to amend previously-approved Director Review and Approval Application No. 3280 to allow relocation and expansion of the proposed Social Hall and Stupa. Additionally, the project proposes to waive the maximum building height standard to allow the proposed Social Hall to be built up to a maximum height of 58 feet and allow the proposed Stupa to be built up to a maximum height of 66 feet.

The subject parcel first shows in the recorded Union Colony map as part of a larger 20-acre parcel identified as Lot 7. Based on Assessor Parcel Maps from the 1971 and 1972 rolls, the subject parcel was created and utilized for a school site. On October 19, 2000, the Fresno County Planning Commission approved DRA No. 3280 to allow a Buddhist Temple and related facilities.

Aerial photographs and existing permit records indicate that there are several existing buildings that were previously utilized for a school site. Those buildings include three structures which are presumed to be administration buildings near Fruit Avenue and two long structures presumed to be the classrooms. Those buildings have since been repurposed for use with the church. Existing permit records have acknowledged the existence of these buildings. Three mobile home permits have been approved as Monks' residences in conjunction with approved DRA No. 3280 which allowed the church site. Additional permit records show improvements were made to the existing buildings.

The following analysis addresses each of the required Findings for Variance Application (VA) No. 4077 and Director Review and Approval (DRA) Application No. 4592.

DIRECTOR REVIEW AND APPROVAL (DRA) APPLICATION NO. 4592

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	AL-20	<u>Social Hall</u>	Y

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
	Front: 35 feet Side: 20 feet Rear: 20 feet	Front: 199 feet and 6 inches Side: 57 feet and 6 inches Rear: 267 feet <u>Stupa</u> Front: 533 feet and 6.5 inches Side: 153 feet and 2 inches Rear: 36 feet 6 inches	
Parking	At least one parking space for every five permanent seats or one for every forty square feet of area within the main auditorium or meeting hall, whichever provides the greater number	213 spaces with, 9 ADA spaces	Y
Lot Coverage	No standard	N/A	Y
Space Between Buildings	No standard	N/A	Y
Wall Requirements	No standard	N/A	Y
Septic Replacement Area	100 percent replacement	100 percent replacement	Y
Water Well Separation	Septic Tank: 100 feet Disposal Field: 100 feet Seepage Pit: 150 feet	No change	Y

Reviewing Agency/Department Comments Regarding Site Adequacy:

Zoning Section of the Fresno County Department of Public Works and Planning: The proposed Social Hall and Stupa will require plans, permits, and inspections. **This shall be included as a Project Note.**

There are no permit records for the existing arbor building or 4-car carport, and no permit for the removal of one of the three mobile homes. Prior to issuance of building permits for the

proposed Social Hall and Stupa, plans, permits, and inspections will be required for any identified unpermitted structure or removed structure. Additionally, there are no permit records for the conversion of old school buildings into an office, activity hall and hall building, and service center buildings as indicated on the submitted site plan. Prior to issuance of building permits, copies of historical building records from the County of Fresno Assessor's Office shall be submitted to verify the school buildings and their use. **This shall be included as a Project Note.**

Site Plan Review Section of the Fresno County Department of Public Works and Planning: ADA parking stalls for the physically disabled shall be placed adjacent to facility access ramps or in strategic areas where the disabled shall not have to travel behind parking spaces other than to pass behind the parking space in which they parked. **This shall be included as a Project Note.**

Based on the number of parking stalls in the operational statement and depicted in the site plan, there will be a total of nine (9) ADA stalls; of those stalls a minimum of two (2) are required to be van-accessible stalls per state standards. ADA stall(s) must be provided for the physically disabled and shall be served by an access aisle 96 inches wide, minimum, and shall be designated van accessible. These spaces must be concrete or asphalt concrete paved and must be located on the shortest possible route to the main entrance so disabled persons do not cross the driveway into the parking lot. **This shall be included as a Project Note.**

A four (4)-foot path of travel for disabled persons shall be constructed and striped in accordance with state standards. **This shall be included as a Project Note.**

Any proposed landscape improvement area of 500 square feet or more shall comply with California Code of Regulations Title 23, Division 2, Chapter 2.7 Model Water Efficient Landscape Ordinance (MWELO) and require submittal of Landscape and Irrigation plans per the Governor's Drought Executive Order of 2015. The Landscape and Irrigation plans shall be submitted to the Department of Public Works and Planning, Site Plan Review unit for review and approval prior to issuance of Building Permits. **This shall be included as a Project Note.**

All parking and circulation areas that are not concrete or asphalt concrete paved should be treated with a dust palliative. **This shall be included as a Project Note.**

Outdoor lighting should be hooded and directed away from adjoining streets and properties. **This shall be included as a Project Note.**

All proposed signs require submittal to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance. **This shall be included as a Project Note.**

Building and Safety Section of the Fresno County Department of Public Works and Planning: Plans, permits, and inspections will be required for onsite improvements. **This shall be included as a Project Note.**

Development Engineering Section of the Fresno County Department of Public Works and Planning: All Conditions of Approval for any previous applications shall be implemented if not already in place. **This shall be included as a Condition of Approval.**

An Engineered Grading Plan will be required when moving more than 1,000 cubic yards of material. **This shall be included as a Project Note.**

A Grading Permit or Voucher is required for any grading proposed with this application. **This shall be included as a Project Note.**

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

Analysis:

Staff review of the submitted site plan indicates that the proposed Stupa and Social Hall will be relocated from their original positions approved by Director Review and Approval Application No. 3280. Based on the new proposed sites of the Stupa and Social Hall, both buildings will be located outside of required yard setbacks. Based on the analysis, staff finds that the subject parcel is adequate in size and shape to accommodate the proposed modification of the project site.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

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*

		Existing Conditions	Proposed Operation
Private Road	No	Two access points off South Fruit Avenue provide access to the subject parcel.	Additional parking and pavement for vehicular access
Public Road Frontage	Yes	The subject parcel fronts South Fruit Avenue.	No change
Direct Access to Public Road	Yes	Two access points provide access from the project site to South Fruit Avenue.	No change
Road ADT		1,100 vehicles per day	No change
Road Classification		Collector road	No change
Road Width		60 feet to 72 feet	No change
Road Surface		Pavement	No change
Traffic Trips		5-10 permanent residents, up to 40 students for Sunday	No change

		Existing Conditions	Proposed Operation
		School, and up to 500 people on scheduled event days	
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:

Design Division of the Fresno County Department of Public Works and Planning: If not already on file, the Applicant shall submit a Traffic Management Plan(s) (TMP) for their special events. As they are all under 500 trips or less, it would be acceptable to generate one TMP that covers up to 500 trips to be utilized for all their events. **This shall be included as a Project Note.**

Development Engineering Section of the Fresno County Department of Public Works and Planning: Fruit Avenue is classified as a Collector road with right-of-way of 42 feet (from the north Property Line south 365 feet) and 30 feet (remainder of frontage) west of the section line per Plat Book. The minimum right-of-way width south of the section line for a Collector road is 40 feet.

Fruit Avenue is a County-maintained road. Records indicate this section of Fruit Avenue, from Jensen to Annadale, has an ADT of 1,100, pavement width of 31 feet, structural section of 0.4 feet AC and is in poor condition.

Typically, any access driveway should be set back a minimum of 10 feet from the property line. **This shall be included as a Project Note.**

Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division. **This shall be included as a Project Note.**

For any unpaved or gravel surface access roads, the first 100 feet off the edge of the road right-of-way must be graded and asphalt concrete paved or treated with a dust palliative. **This shall be included as a Project Note.**

The project is located within the Fresno Metropolitan Flood Control District (FMFCD) Boundary and Drainage Zones District AU. FMFCD should be consulted for their requirements, and any additional runoff generated by development cannot be drained across property lines. **This shall be included as a Project Note.**

According to FEMA FIRM Panel 2105H, the subject property is located in Zone X and is not subject to flooding from the 100-year storm.

According to U.S.G.S. Quad Maps, there are no existing natural drainage channels adjacent or running through the parcel.

Any additional runoff generated by the proposed development of this site cannot be drained across property lines or into the County right-of-way, and must be retained on site, per County Standards. **This shall be included as a Project Note.**

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: Fruit Avenue is classified as a Collector road in the County's General Plan, requiring an ultimate road right-of-way of 84 feet. Currently, Fruit Avenue has a right-of-way of 60 feet to 72 feet along parcel frontage. An additional 12 feet of right-of-way is required along parcel frontage in areas where there is only 30 feet of road right-of-way west of the centerline. Setbacks for new construction should be based upon the ultimate right-of-way for Fruit Avenue. **This shall be included as a Project Note.**

Drainage surface waters must be held on site. The proposed ponding basin should be engineered to accommodate surface waters generated by proposed improvements. **This shall be included as a Project Note.**

An Engineered Grading and Drainage Plan is required to show how additional runoff is being handled and verify compliance with Fresno County's Ordinance. **This shall be included as a Project Note.**

An encroachment permit from this Division is required for any work performed in the County road right-of-way. **This shall be included as a Project Note.**

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

Analysis:

The project site is located on the west side of South Fruit Avenue and is approximately 650 feet north of its nearest intersection with West Annadale Avenue. There are two existing access points to the subject property; one near the northern property line and one located approximately 405 feet south, with both fronting Fruit Avenue. The Applicant has stated that the expansion of the Social Hall and Stupa will not increase the amount of traffic coming to and from the project site. The existing use has already established estimated traffic trips produced from the use, including special event days and daily trips. Based on the Applicant's description of the existing and proposed uses, and comments from the Road Maintenance and Operations Division, the Development Engineering Section, and the Transportation Design Division, Fruit Avenue is able to support the existing use and the proposed expansion. Therefore, staff is able to make Finding 2.

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*

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	66.41 acres	Vineyard	AE-20	N/A
South	66.41 acres	Vineyard	AE-20	N/A
East	14.1 acres	Field Crops and Single-Family Residential	AL-20	Approximately 430 feet
	0.42 acre	Apartment	AL-20	Approximately 320 feet
	0.4 acre	Single-Family Residential	R-1(c)	Approximately 335 feet
	0.18 acre	Single-Family Residential	R-1(c)	Approximately 360 feet
West	66.41 acres	Vineyard	AE-20	N/A

Reviewing Agency/Department Comments:

Fresno County Department of Public Health, Environmental Health Division: It is recommended that the Applicant consider having the existing septic tank pumped and have the tank and leach field evaluated by an appropriately-licensed contractor if they have not been serviced and/or maintained within the last five years. The evaluation may indicate possible repairs, additions, or require the proper destruction of the system(s). **This shall be included as a Project Note.**

Fresno County Department of Agriculture: The Fresno County “Right to Farm” Ordinance shall be presented to the Applicant so that any necessary Mitigation Measures can be considered by the facility to minimize any potential discomfort or risk to training staff. The Fresno County Right-to-Farm Notice states that “it is the declared policy of Fresno County to preserve, protect, and encourage development of its agricultural land and industries for the production of food and other agricultural products.” Residents of property in or near agricultural districts should be prepared to accept the inconveniences and discomfort associated with normal farm activities. Consistent with this policy, California Civil Code 3482.5 (right-to-farm law) provides that an agricultural pursuit, as defined, maintained for commercial uses shall not become a nuisance due to a changed condition in a locality after such agricultural pursuit has been in operation for three years. **This shall be included as a Project Note.**

Fresno Irrigation District: Fresno Irrigation District (FID) does not own, operate or maintain any facilities located on the subject property.

For informational purposes, FID’s Fresno Colony Canal No. 24 runs westerly along the north side of Annadale Avenue and crosses Fruit Avenue approximately 600 feet south of the subject property. Should any street improvements be required along Fruit Avenue and in the vicinity of the canal, FID requires it review and approve all plans. **This shall be included as a Project Note.**

Fresno Metropolitan Flood Control District: Any Drainage and Grading Plans should be reviewed and approved by the Fresno Metropolitan Flood Control District (FMFCD) prior to approval by the County. **This shall be included as a Project Note.**

Should street improvements become a requirement of this entitlement, Master Plan facilities may be required, and the County and developer should contact FMFCD. **This shall be included as a Project Note.**

In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system. **This shall be included as a Project Note.**

The District encourages but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff. **This shall be included as a Project Note.**

Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to the requirements. **This shall be included as a Project Note.**

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

Analysis:

The project site is located in a predominantly agricultural area with residential units located throughout the area supporting the agricultural operations. The subject 9.62-acre parcel is zoned AL-20 (Limited Agricultural, 20-acre minimum parcel size). An existing agricultural operation surrounds the subject parcel to the north, west, and south, while to the east, multiple residential units exist. As the proposed Social Hall and Stupa were originally planned for the site, and with the project's adherence to past Conditions of Approval and Project Notes from previously-approved Director Review and Approval Application No. 3280 and recommended Conditions of Approval and Project Notes, the modification to DRA No. 3280 will not have an adverse effect upon surrounding properties.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 3 can be made.

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

Relevant Policies:	Consistency/Considerations:
General Plan Policy LU-G.14: The County shall not approve any discretionary permit for new urban development within a city's sphere of influence unless the development	The City of Fresno was notified of the subject application and given the opportunity to submit comments regarding the project proposal. No comments were received from

Relevant Policies:	Consistency/Considerations:
proposal has first been referred to the city for consideration of possible annexation pursuant to the policies of this section and the provisions of any applicable city/county memorandum of understanding.	the City of Fresno to indicate that they had concerns regarding the proposed modification. Therefore, the project is consistent with General Plan Policy LU-G.14.

Reviewing Agency Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel lies within the Sphere of Influence (SOI) of the City of Fresno.

The subject parcel is designated as Medium-Density Residential in the Fresno City General Plan.

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

Analysis:

The existing church was originally approved via Director Review and Approval Application No. 3280 (DRA No. 3280). The proposed modification to the approved plans will not change the approved use, therefore the proposed project will be consistent with the Fresno County General Plan.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 4 can be made.

VARIANCE (VA) APPLICATION NO. 4077

ANALYSIS/DISCUSSION:

Staff research indicates that there have been three variance requests that have been applied for within a one-mile radius of the project site. None of the identified variance requests are related to the project proposal.

Finding 1: There are exceptions or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties in the vicinity having the identical zoning classification.

Finding 2: 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.

Reviewing Agencies/Department Comments:

No comments specific to Findings 1 and 2 were expressed by reviewing Agencies or Departments.

Analysis:

In support of Finding 1, the Applicant states that the use of the property as a Lao Buddhist Temple, as approved by DRA No. 3280 brings along certain religious symbols and traditions found in the spires proposed for the Stupa and Social Hall. Additionally, the Applicant states that the Agricultural zoning found on the surrounding properties is unlikely to produce additional similar structures.

In support of Finding 2, the Applicant states that they believe that the County has granted variances for religious uses that have included spires and/or other architectural features that extend above the height limits of similar zone districts. Past variance applications have been granted in recognition of these elements as an expression of the religious beliefs associated with the use of the site. The Applicant explained that the project site has already been approved for use as a Buddhist Temple, and that the logical extension is that the worship facilities should be allowed to reflect their religious beliefs and traditions.

A consideration in addressing variance applications is whether there are alternatives available that would avoid the need for the Variance. In the case of this application, an alternative would be for the Applicant to redesign the subject structures and spires to be at or below the 35-foot height maximum required by the underlying zone district. As the Social Hall and Stupa are not yet built, the design alternative is feasibly possible. Per Section 877-E.1.c., a Minor Variance can also be pursued for a ten percent increase from the 35-foot building height maximum which will increase the allowable height up to 38.5 feet. Although the Minor Variance can only increase the height up to ten percent, the Applicant has an alternative to applying for the Variance.

In regard to Finding 1, staff does not completely concur with the Applicant's statement. Although the specific use of the site as a Lao Buddhist Temple may be unique, the overall use of the property as a church site is not entirely unique, as there are church sites located throughout the County under like zoning classification and conditions. The subject parcel is surrounded by agricultural-zoned land, with the Applicant stating that the surrounding property is unlikely to produce additional similar structures. The subject parcel is surrounded by parcels zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) and AL-20 (Limited Agricultural, 20-acre minimum parcel size). Both the AE-20 and AL-20 Zone Districts allow churches, parsonages, and other religious institutions subject to a Director Review and Approval. As the surrounding parcels are capable of being utilized as a church site, subject to a land-use permit, staff does not concur with the Applicant's finding. As the Applicant was unable to provide an unusual or extraordinary circumstance, staff is unable to make Finding 1.

In regard to Finding 2, the Applicant believes that a property right is at issue, and states that the County has granted variances for religious uses that include spires and/or architectural features that extend above the height limits of similar zone districts. Although there may be a history of approved variances that are similar to the subject application, each variance application is required to be analyzed on their own merits and conditions. Even though the subject parcel has been approved for use as a Buddhist Temple, staff does not believe that a property right is at issue, as religious beliefs and traditions can still be expressed within the set development

standards of the Fresno County Zoning Ordinance. Therefore, staff is unable to make Finding 2.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 1 and 2 cannot be made.

Finding 3: *The granting of the 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.*

Reviewing Agencies/Department Comments:

No comments specific to Finding 3 were expressed by reviewing Agencies or Departments.

Analysis:

In support of Finding 3, the Applicant states that the proposed Stupa and Social Hall have been designed in a manner in which the majority of the structure is located below the 35-foot height limit of the underlying zone district. The spires are the only features extending above the height limit. The design is intentional in minimizing any impact to sight lines from adjacent properties and to reduce the overall mass of the portion of the building extending above the height limits while still recognizing the religious and cultural significance of the spire elements.

In regard to Finding 3, the proposal will allow certain architectural features (spires) of the proposed Social Hall and Stupa to be in excess of the maximum building height standard of 35 feet. The proposed buildings are located away from the public right-of-way and are intended to be an architectural feature reflecting cultural and religious traditions. The spires are designed to have as minimal of an impact as possible on surrounding properties. Staff does not believe that the spire height will be materially detrimental to the public welfare or injurious to property and improvement, therefore, staff is able to make Finding 3.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 3 can be made.

Finding 4: *The granting of such Variance will not be contrary to the objectives of the Fresno County General Plan.*

Reviewing Agencies/Department Comments:

No comments specific to Finding 4 were expressed by reviewing Agencies or Departments.

Analysis:

In support of Finding 4, the Applicant states that the approval of this Variance will allow for the quality development of a religious site that reflects the religious beliefs and culture of an ethnic group that has made Fresno their home. The Applicant states that the proposal is in keeping with the intent of the General Plan and feels that the Variance should be granted.

In regard to Finding 4, there are no General Plan Policies that relate to the project proposal. As there are no identified General Plan Policies that conflict with the subject proposal, staff can make Finding 4.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

None.

CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting Director Review and Approval Application No. 4592 can be made and that the required Findings 1 and 2 for granting Variance No. 4077 cannot be made. Staff therefore recommends approval of Director Review and Approval Application No. 4592, subject to the recommended Conditions and Project Notes, and recommends denial of Variance No. 4077.

PLANNING COMMISSION MOTIONS:

Recommended Motion

- Move to determine the required Findings can be made and move to approve Director Review and Approval Application No. 4592, subject to the Conditions of Approval and Project Notes listed in Exhibit 1; and
- Move to determine the required Findings cannot be made and move to deny Variance No. 4077; and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action.

Alternative Motion (DRA)

- 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. 4592; and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action.

Alternative Motion (VA)

- Move to determine that the required Findings can be made (state basis for making the Findings) and move to approve Variance Application No. 4077; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

TK:ksn

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**Director Review and Approval Application No. 4592
Variance Application No. 4077
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plan approved by the Planning Commission.
2.	All Conditions of Approval for any previous applications shall be implemented if not already in place.

Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	The proposed Social Hall and Stupa will require plans, permits, and inspections.
2.	There are no permits records for the existing arbor building or 4-car carport, and no permit for the removal of one of the three mobile homes. Prior to issuance of building permits for the proposed Social Hall and Stupa, plans, permits, and inspections will be required for any identified unpermitted structure or removed structure. Additionally, there are no permit records for the conversion of the old school building into an office, activity hall and hall building; and service center building as indicated on the submitted site plan. Prior to issuance of building permits, copies of historical building permits from the County of Fresno Assessor's Office shall be submitted to verify the school buildings and their use.
3..	<p>The following requirements have been set forth by the Site Plan Review Section of the Department of Public Works and Planning:</p> <ul style="list-style-type: none"> A. ADA parking stalls for the physically disabled shall be placed adjacent to facility access ramps or in strategic areas where the disabled shall not have to travel behind parking spaces other than to pass behind the parking space in which they are parked. B. Based on the number of parking stalls in the operational statement and depicted in the site plan, there will be a total of nine (9) ADA stalls; of those stalls, a minimum of two (2) are required to be van-accessible stalls per state standards. ADA stall(s) must be provided for the physically disabled and shall be served by an access aisle 96 inches wide, minimum, and shall be designated van accessible. These spaces must be concrete or asphalt concrete paved and must be located on the shortest possible route to the main entrance so disabled persons do not cross the driveway into the parking lot. C. A four (4)-foot path of travel for disabled persons shall be constructed and striped in accordance with state standards. D. Any proposed landscape improvement area of 500 square feet or more shall comply with California Code of Regulations Title 23, Division 2, Chapter 2.7 Model Water Efficient Landscape Ordinance (MWELo) and require submittal of Landscape and Irrigation plans per the Governor's Drought Executive Order of 2015. The Landscape and Irrigation plans shall be submitted to the Department of Public Works and Planning, Site Plan Review unit for review and approval prior to issuance of Building Permits. E. All parking and circulation areas that are not concrete or asphalt concrete paved should be treated with a dust palliative. F. Outdoor lighting should be hooded and directed away from adjoining streets and properties. G. All proposed signs require submittal to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance.
4.	Plans, permits and inspections will be required for onsite improvements.

Notes

5.	<p>The following requirements have been set forth by the Development Engineering Section of the Department of Public Works and Planning:</p> <ul style="list-style-type: none"> A. An Engineered Grading Plan will be required when moving more than 1,000 cubic yards of material. B. A Grading Permit or Voucher is required for any grading proposed with this application. C. Typically, any access driveway should be set back a minimum of 10 feet from the property line. D. Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division. E. For any unpaved or gravel surface access roads, the first 100 feet off the edge of the road right-of-way must be graded and asphalt concrete paved or treated with a dust palliative. F. The project is located within the Fresno Metropolitan Flood Control District (FMFCD) Boundary and Drainage Zones District AU. FMFCD should be consulted for their requirements, and any additional runoff generated by development cannot be drained across property lines. G. Any additional runoff generated by the proposed development of this site cannot be drained across property lines or into County right-of-way, and must be retained on site, per County Standards.
6.	<p>If not already on file, the Applicant shall submit a Traffic Management Plan(s) (TMP) for their special events. As they are all under 500 trips or less, it would be acceptable to generate one TMP that covers up to 500 trips to be utilized for all their events.</p>
7.	<p>The following requirements have been set forth by the Road Maintenance and Operations Division of the Department of Public Works and Planning:</p> <ul style="list-style-type: none"> A. Fruit Avenue is classified as a Collector road in the County's General Plan requiring an ultimate road right-of-way of 84 feet. Currently, Fruit Avenue has a right-of-way of 60 feet to 72 feet along parcel frontage. An additional 12 feet of right-of-way is required along parcel frontage in areas where there is only 30 feet of road right-of-way west of the centerline. Setbacks for new construction should be based upon the ultimate right-of-way for Fruit Avenue. B. Drainage surface water must be held on site. The proposed ponding basin should be engineered to accommodate surface waters generated by proposed improvements. C. An Engineered Grading and Drainage Plan is required to show how additional runoff is being handled and verify compliance with Fresno County's Ordinance. D. An Encroachment Permit from the Road Maintenance and Operations Division is required for any work performed in the County's road right-of-way.
8.	<p>It is recommended that the Applicant consider having the existing septic tank pumped and have the tank and leach field evaluated by an appropriately-licensed contractor if they have not serviced and/or maintained it within the last five years. The evaluation may indicate possible repairs, additions, or require the proper destruction of the system(s).</p>
9.	<p>The Fresno County "Right to Farm" Ordinance shall be presented to the Applicant so that any necessary Mitigation Measures can be considered by the facility to minimize any potential discomfort or risk to training staff. The Fresno County "Right to Farm" Notice states that "it is the declared policy of Fresno County to preserve, protect, and encourage development of its agricultural land and industries for the production of food and other agricultural products." Residents or property in or near agricultural districts should be prepared to accept the inconveniences and discomfort associated with normal farm activities. Consistent with this policy, California Civil Code 3482.5 (right-to-farm law) provides that an agricultural pursuit, as defined, maintained for commercial uses shall not become a nuisance due to a changed condition in a locality after such agricultural pursuit has been in operation for three years.</p>
10.	<p>For information purposes, FID's Fresno Colony Canal No. 24 runs westerly along the north side of Annadale Avenue and crosses Fruit Avenue approximately 600 feet south of the subject property. Should any street improvements be required along Fruit Avenue and in the vicinity of the canal, FID requires it review and approve all plans.</p>

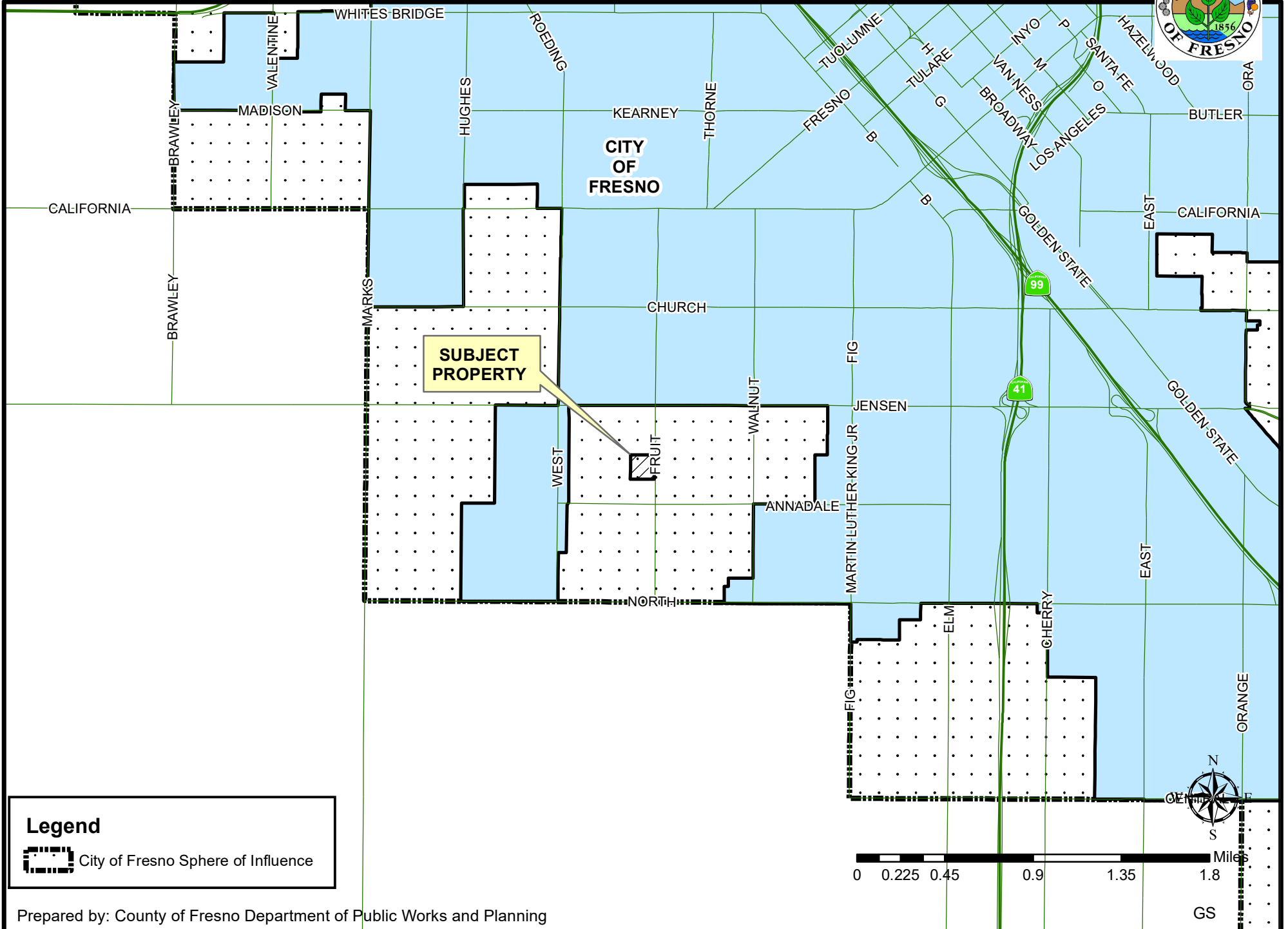
Notes

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|-----|---|
| 11. | <p>The following requirements have been set forth by the Fresno Metropolitan Flood Control District:</p> <ul style="list-style-type: none">A. Any Drainage and Grading Plans should be reviewed and approved by the Fresno Metropolitan Flood Control District (FMFCD) prior to approval by the County.B. Should street improvements become a requirement of this entitlement, Master Plan facilities may be required, and the County and developer should contact FMFCD.C. In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.D. The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.E. Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging off site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to the requirements. |
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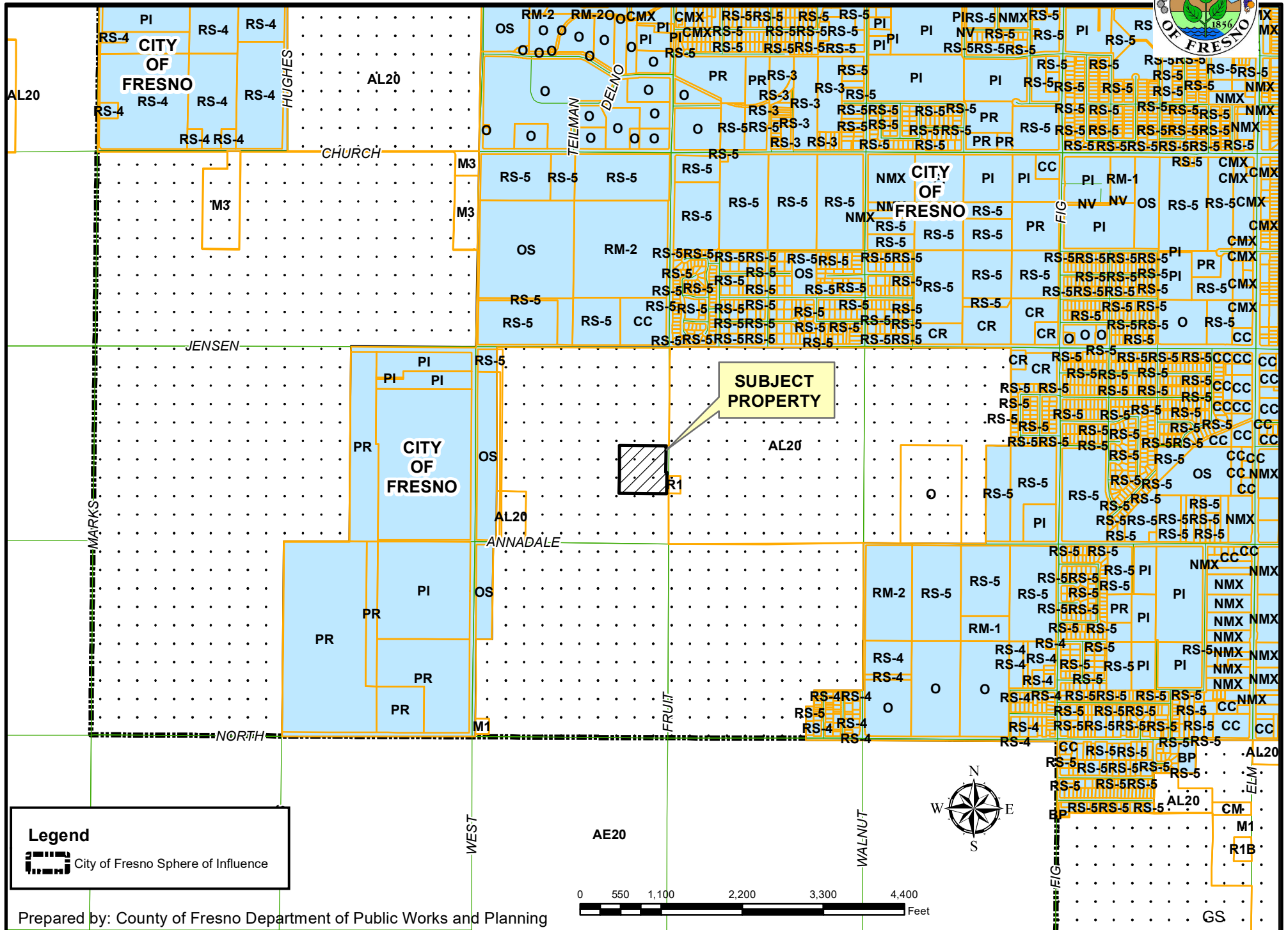
LOCATION MAP



Legend

 City of Fresno Sphere of Influence

EXISTING ZONING MAP



VARIANCES WITHIN A ONE MILE RADIUS

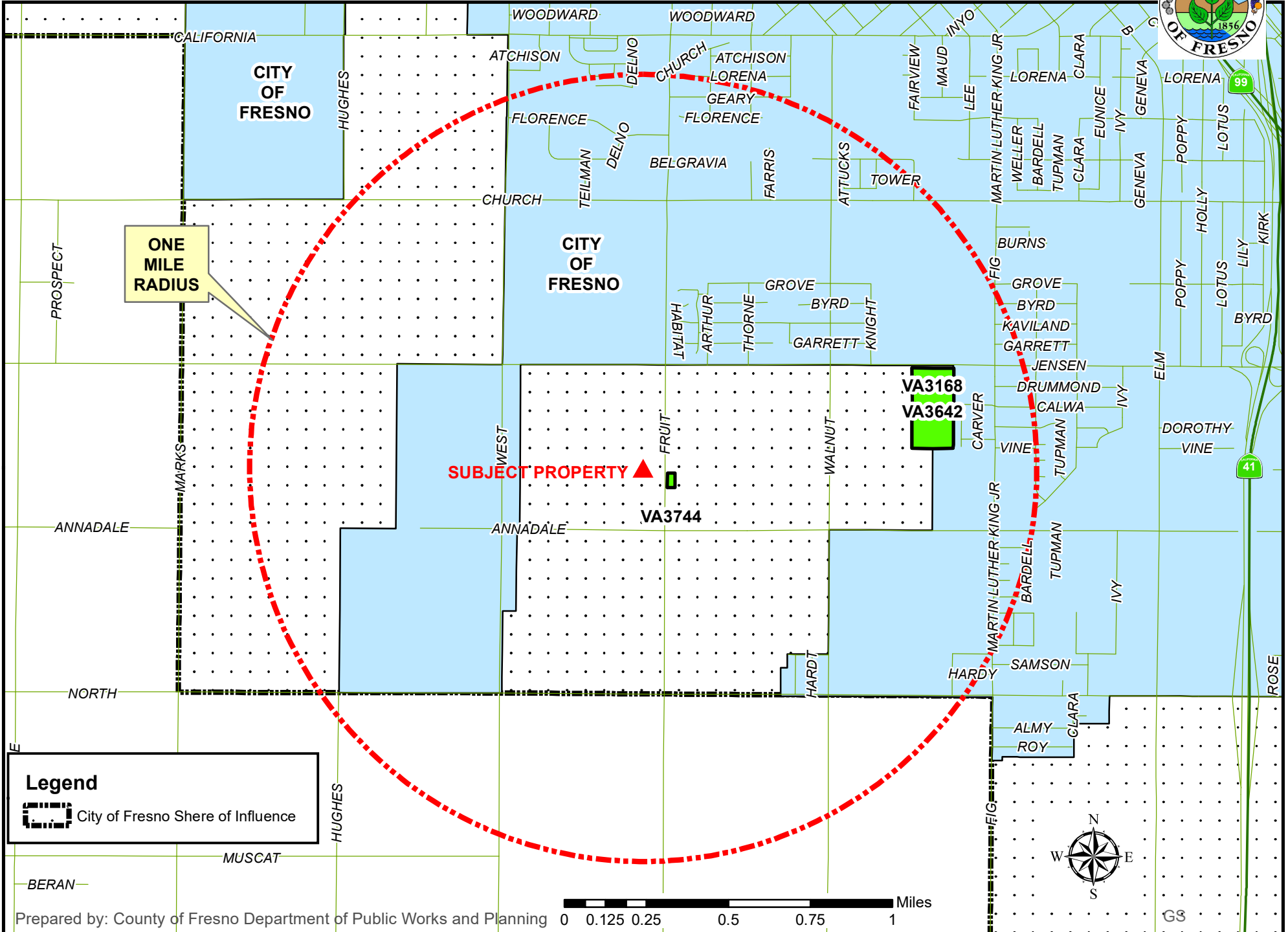
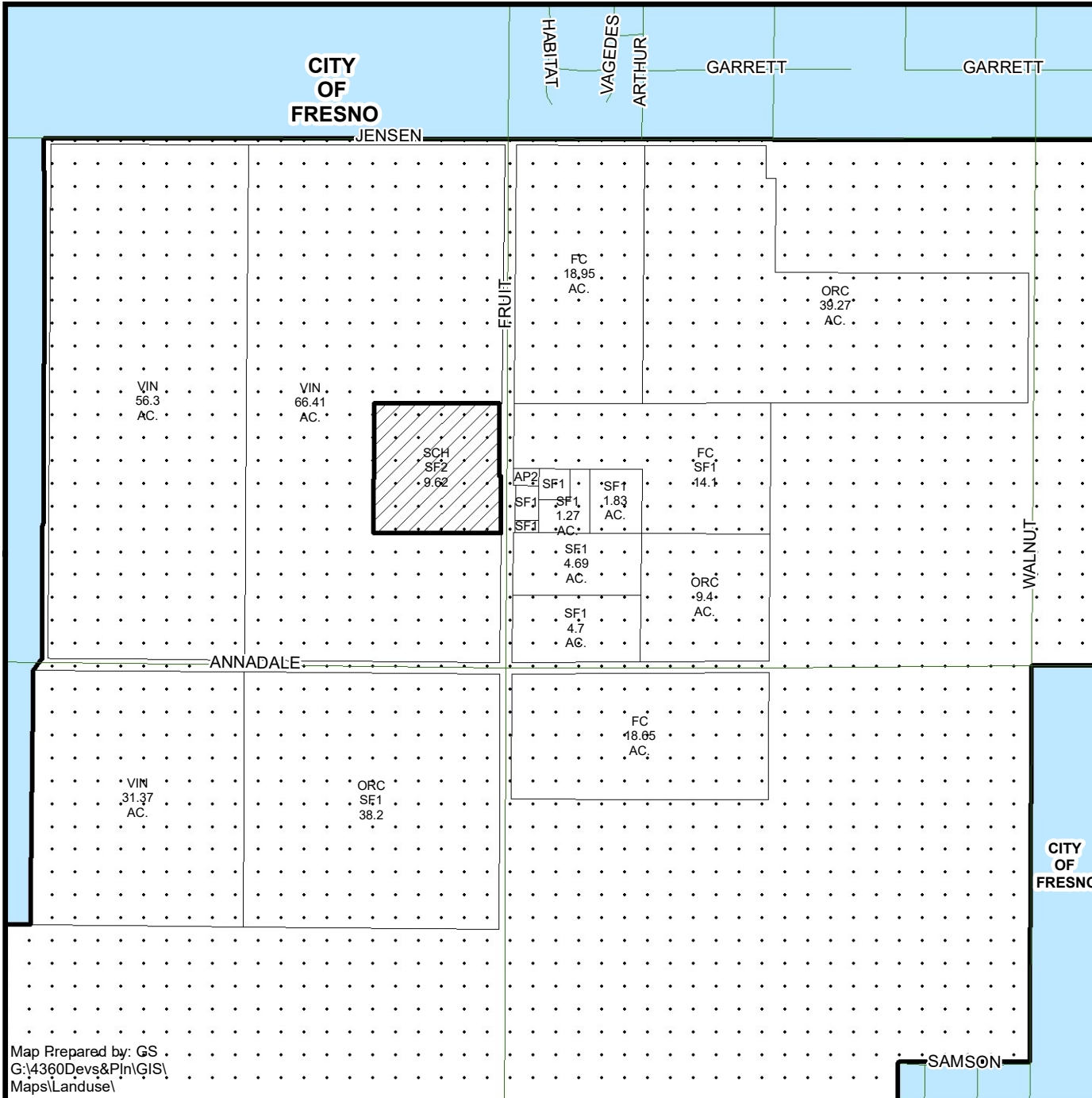




EXHIBIT 4

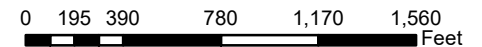
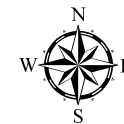
EXISTING LAND USE MAP



LEGEND	
AP1	- APARTMENT
FC	- FIELD CROP
ORC	- ORCHARD
SCH	- SCHOOL
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT
VIN	- VINEYARD

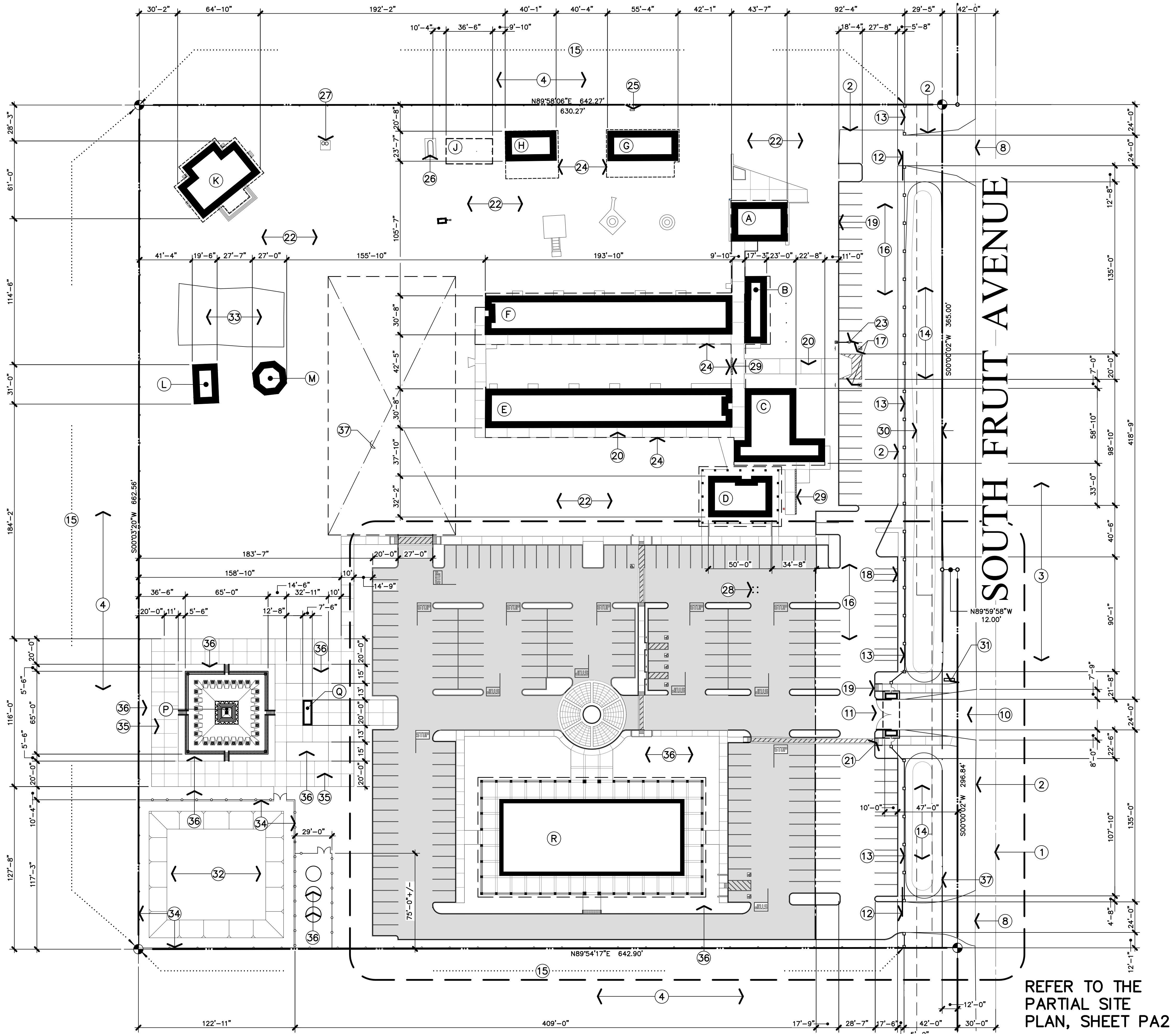
Legend

-  SubjectProperty
-  City of Fresno Sphere of Influence



Map Prepared by: GS
 G:\4360Devs&PIn\GIS\Maps\Landuse\

Department of Public Works and Planning
 Development Services Division



BUILDING LEGEND

DESIGNATION	DESCRIPTION
(A)	EXISTING MONK'S HALL
(B)	EXISTING TEMPLE OFFICES
(C)	EXISTING MONK'S ACTIVITY HALL
(D)	EXISTING KITCHEN / RESTROOM BUILDING
(E)	EXISTING CLASSROOMS
(F)	EXISTING CLASSROOMS
(G)	EXISTING MONK'S RESIDENCE
(H)	EXISTING 4 CAR GARAGE
(J)	EXISTING CARPORT
(K)	EXISTING ARBOR
(L)	EXISTING SERVICE BUILDING
(M)	EXISTING SERVICE BUILDING
(N)	EXISTING SERVICE BUILDING
(P)	PROPOSED STUPA
(Q)	PROPOSED BUDDHA STATUE
(R)	PROPOSED SOCIAL HALL

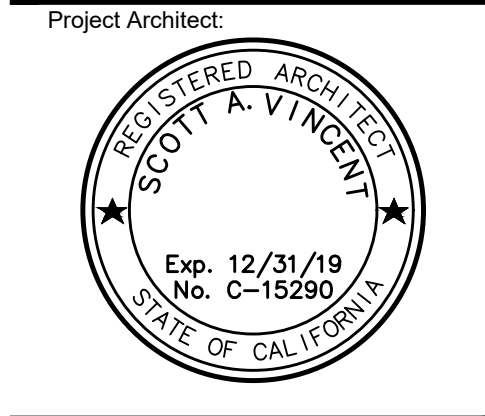
T H E
VINCENT
COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date
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KEYNOTES

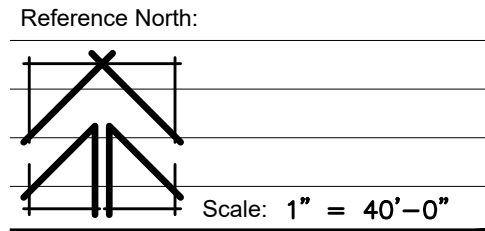
- 1 CENTERLINE OF STREET.
- 2 EXISTING EDGE OF ASPHALT PAVING TO REMAIN.
- 3 EXISTING SINGLE FAMILY RESIDENCES TO REMAIN.
- 4 EXISTING AGRICULTURAL LAND USES TO REMAIN.
- 5 EXISTING POWER POLE TO REMAIN / TYPICAL.
- 6 EXISTING OVERHEAD ELECTRICAL LINE TO REMAIN / TYPICAL.
- 7 EXISTING OVERHEAD ELECTRICAL / TELEPHONE LINE TO REMAIN / TYPICAL.
- 8 EXISTING DRIVE APPROACH TO REMAIN / TYPICAL.
- 9 EXISTING ASPHALT PAVING AT DRIVE APPROACH TO REMAIN.
- 10 EXISTING DRIVEWAY TO EXISTING PARKING LOT TO REMAIN.
- 11 COORDINATE THE INSTALLATION OF THE CEREMONIAL ENTRANCE GATES AND STRUCTURE WITH SHEET A-2. THIS GATE WILL ONLY BE OPENED ON A LIMITED BASIS FOR SPECIAL RELIGIOUS CELEBRATIONS.
- 12 EXISTING WROUGHT IRON SLIDING GATE TO REMAIN. GATE LOCKING MECHANISM SHALL COMPLY WITH FIRE DEPARTMENT REQUIREMENTS. THIS GATE SHALL BE USED FOR DAILY ACCESS TO THE SITE.
- 13 EXISTING WROUGHT IRON FENCING INSTALLED OVER CONCRETE MASONRY BASE TO REMAIN.
- 14 EXISTING STORM WATER RETENTION BASIN TO REMAIN.
- 15 EXISTING 6'-0" HIGH CHAIN LINK FENCE AT PROPERTY LINE TO REMAIN.
- 16 EXISTING ASPHALT PAVED PARKING WITH 4 INCH WIDE WHITE PAINTED STALL STRIPING AT 9'-0" ON-CENTER PER FRESNO COUNTY PUBLIC WORKS REQUIREMENTS TO REMAIN.
- 17 EXISTING ACCESSIBLE PARKING STALLS, UNLOADING ZONE AND SIGNAGE TO REMAIN (NO WORK UNDER THIS PERMIT).
- 18 EXISTING 6 INCH CONTINUOUS CONCRETE CURB TO REMAIN.
- 19 EXISTING 6 INCH CONTINUOUS CONCRETE CURB AT CEREMONIAL GATE STRUCTURE TO REMAIN.
- 20 EXISTING CONCRETE WALK TO REMAIN.
- 21 INSTALL NEW 4 INCH THICK CONCRETE WALK OVER COMPACTED NATIVE SOIL AS INDICATED. REFER TO DETAIL 2, SHEET A-5 FOR ADDITIONAL INFORMATION.
- 22 EXISTING GRAVEL OVER NATIVE SOIL TO REMAIN.
- 23 EXISTING POLE LIGHT TO REMAIN.
- 24 LINE OF ROOF OVERHANGS SHOWN DASHED / TYPICAL.
- 25 EXISTING ELECTRICAL MAIN SERVICE CABINET TO REMAIN.
- 26 EXISTING GROUND MOUNTED PROPANE TANK TO REMAIN.
- 27 EXISTING DOMESTIC WATER WELL TO REMAIN.
- 28 EXISTING SEWER CLEAN-OUT AND BARRIER POSTS TO BE RELOCATED.
- 29 EXISTING 6'-0" HIGH REINFORCED CONCRETE MASONRY FENCE TO REMAIN.
- 30 LINE OF 20'-0" FRONT YARD SETBACK SHOWN DASHED.
- 31 EXISTING PROJECT MONUMENT SIGN TO REMAIN.
- 32 INDICATES LOCATION OF PROPOSED ON-SITE STORM WATER DETENTION BASIN.
- 33 PROPOSED FIRE SUPPRESSION WATER STORAGE TANKS TO BE INSTALLED.
- 34 6'-0" HIGH CHAIN LINK FENCE WITH VINYL SLATS AND 10'-0" WIDE ACCESS GATES.
- 35 OUTDOOR PLAZA WITH 4 INCH THICK CONCRETE PAVING INSTALLED OVER COMPACTED NATIVE SOIL.
- 36 PROPOSED PLANTER AREA
- 37 PROPOSED OVERFLOW PARKING SUPPORTED BY "GRASS PAVE" PAVING SUPPORT.

PROPOSED SOCIAL HALL FOR:
WAT LAO
DHAMMA SACCA
 2710 SOUTH FRUIT AVENUE
 FRESNO, CALIFORNIA



Issues:	Date:
● DESIGN REVIEW	05.14.19
○ PLAN CHECK	
○ BACK CHECK	
○ PERMITS	
○ CONSTRUCTION	
○ AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.



Project Name: TEMPLE SOCIAL HALL
FRESNO, CALIFORNIA

Project Number: 160305
Plot Date: 04.24.19
Sheet Number:

PA1

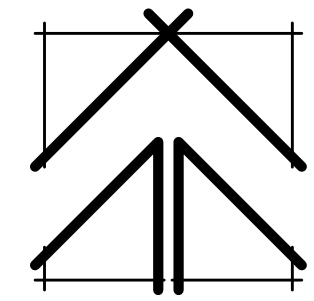
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REFER TO THE PARTIAL SITE PLAN, SHEET PA2

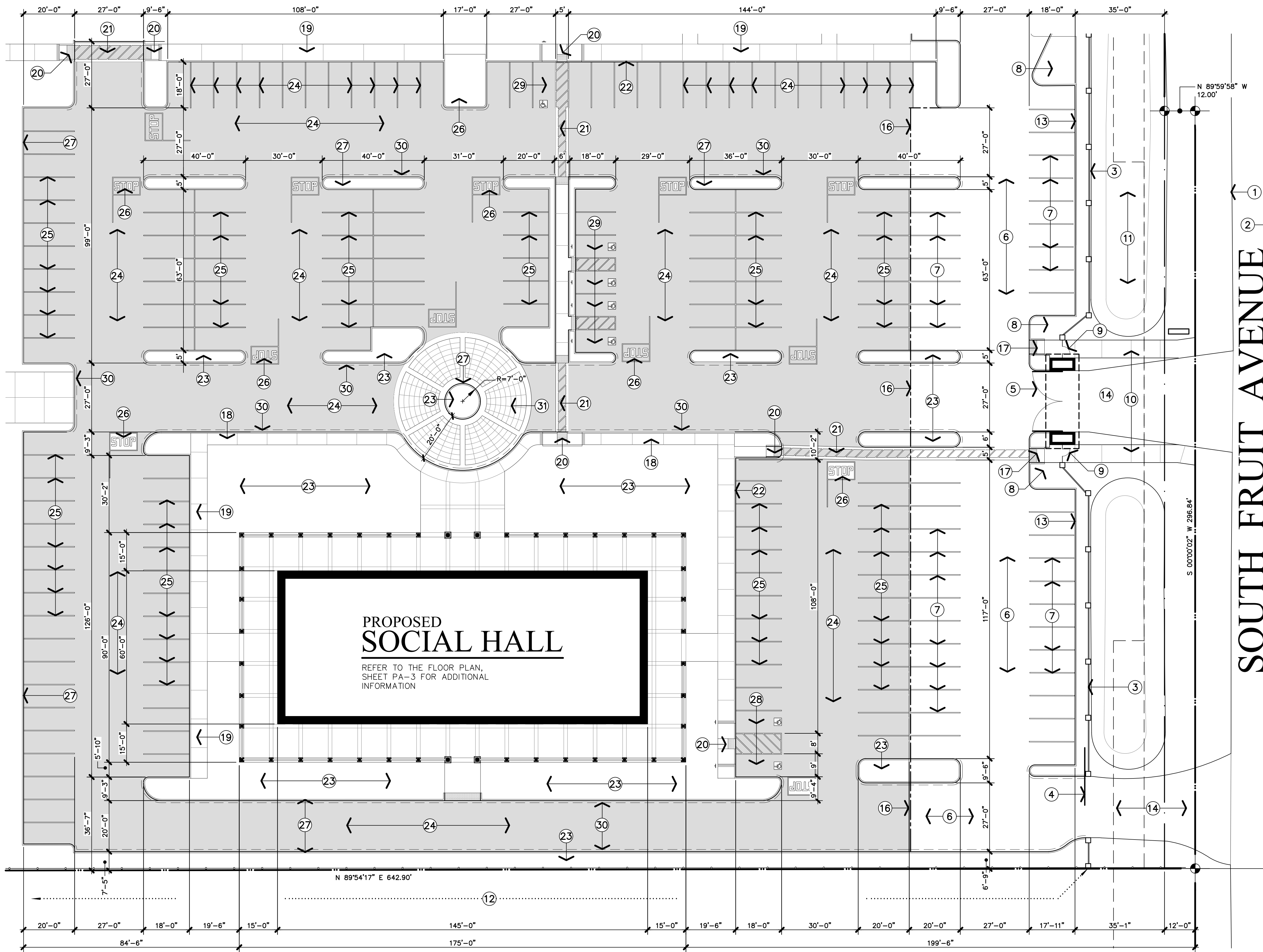
MASTER SITE PLAN

EXHIBIT 6

1" = 40'-0"



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PROPOSED SOCIAL HALL

REFER TO THE FLOOR PLAN, SHEET PA-3 FOR ADDITIONAL INFORMATION

STATISTICS

PROJECT ADDRESS 2710 SOUTH FRUIT AVENUE
 FRESNO, CALIFORNIA
 ASSESSOR'S PARCEL 328-050-17
 PRE-APPLICATION REVIEW NO. 38296
 PRIOR DRA APPROVAL NO. 3280
 CURRENT ZONING AL-20
 PROPOSED WORK CONSTRUCTION OF A CEREMONIAL ENTRANCE GATE AND FENCE ALONG THE STREET FRONTAGE

SITE AREA		419,047 S.F. / 9.62 ACRES
SITE COVERAGE		
a. EXISTING BUILDINGS	24,134 S.F. (5.75%)	
b. EXISTING PARKING/PAVING	32,691 S.F. (7.80%)	
c. PROPOSED BUILDINGS	19,975 S.F. (4.70%)	
d. PROPOSED PARKING/PAVING	72,124 S.F. (17.23%)	
e. LANDSCAPE AREA	270,123 S.F. (66.14%)	
BUILDING AREA		
1. STUPPA	4,225 S.F.	
2. SOCIAL HALL		
a. BUILDING	8,700 S.F.	
b. PORTICO	7,050 S.F.	
TOTAL AREA	15,750 S.F. (3.77%)	
OCCUPANCY GROUP		
a. SOCIAL HALL	A-3	
CONSTRUCTION TYPE		
	VB WITH NFPA 13 AUTOMATIC FIRE SPRINKLER	
ALLOWABLE AREA (PER BUILDING) (S1 PER CBC 506.2)		
	24,000 S.F.	
ALLOWABLE BUILDING HEIGHT		
	1 STORY/ 60 FEET	
PARKING REQUIRED		
a. SOCIAL HALL BUILDING (8,700 S.F. @ 1/100 S.F.)	87 STALLS	
b. STUPPA (4,225 S.F. @ 1/100 S.F.)	43 STALLS	
c. TOTAL PARKING REQUIRED	130 STALLS	
d. ACCESSIBLE STALLS REQUIRED	4 STALL	
PARKING PROVIDED		
a. STANDARD STALLS	152 STALLS	
b. ACCESSIBLE STALLS PROVIDED	7 STALLS	
c. TOTAL STALLS PROVIDED	159 STALLS	

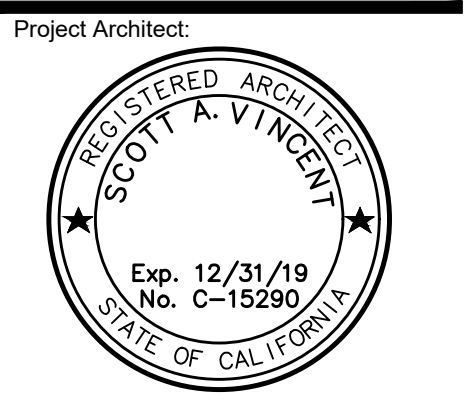
KEYNOTES

- 1 INDICATES THE LOCATION OF THE EXISTING PAVING TRANSITION.
- 2 INDICATES THE CENTER OF THE STREET.
- 3 INDICATES THE LOCATION OF THE EXISTING WROUGHT IRON FENCE TO REMAIN.
- 4 INDICATES THE LOCATION OF THE EXISTING WROUGHT IRON ROLLING GATES TO REMAIN.
- 5 INDICATES THE LOCATION OF THE EXISTING WROUGHT IRON GATES TO REMAIN.
- 6 INDICATES THE LOCATION OF THE EXISTING ASPHALTIC CONCRETE DRIVEWAY.
- 7 INDICATES THE LOCATION OF THE EXISTING 4 INCH WIDE WHITE PAINTED STRIPING.
- 8 INDICATES THE LOCATION OF EXISTING LANDSCAPING TO REMAIN.
- 9 INDICATES THE LOCATION OF EXISTING PEDESTRIAN GATES TO REMAIN.
- 10 INDICATES LOCATION OF EXISTING 4'-0" x 4 INCH THICK CONCRETE WALK TO REMAIN.
- 11 INDICATES THE LOCATION OF EXISTING PONDING BASIN TO REMAIN.
- 12 INDICATES THE LOCATION OF EXISTING CHAIN LINK FENCE TO REMAIN.
- 13 INDICATES THE LOCATION OF EXISTING 6 INCH CONTINUOUS CONCRETE CURB TO REMAIN.
- 14 INDICATES THE LOCATION OF EXISTING CONCRETE DRIVEWAY APPROACH TO REMAIN.
- 15 EXISTING POLE MOUNTED SITE LIGHT TO REMAIN.
- 16 DASHED LINE INDICATES THE LOCATION OF WHERE THE NEW PAVING AND EXISTING PAVING MEET.
- 17 INDICATES THE LOCATION OF EXISTING ACCESSIBLE RAMP TO REMAIN.
- 18 INSTALL 4'-0" WIDE x 4 INCH THICK CAST-IN-PLACE CONCRETE WALKWAY WITH NON-SLIP FINISH (AS SELECTED BY THE OWNER) APPLIED OVER COMPACTED NATIVE SOIL. PROVIDE 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL WITH A 2% MAXIMUM CROSS-SLOPE.
- 19 INSTALL 7'-0" WIDE x 4 INCH THICK CAST-IN-PLACE CONCRETE WALKWAY WITH NON-SLIP FINISH (AS SELECTED BY THE OWNER) APPLIED OVER COMPACTED NATIVE SOIL. PROVIDE 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL WITH A 2% MAXIMUM CROSS-SLOPE.
- 20 INDICATES THE LOCATION OF CAST-IN-PLACE ACCESSIBLE RAMP WITH 8.33% MAXIMUM SLOPE. PROVIDE 3'-0" WIDE TRUNCATED DOME PATTERN AT JUNCTION OF LANDING WITH PAVING PER THE ACCESSIBILITY REQUIREMENTS OF CHAPTER 11B OF THE CALIFORNIA BUILDING CODE.
- 21 INSTALL 4'-0" WIDE (MINIMUM) PAINTED CROSSWALK WITH 5% MAXIMUM SLOPE AND 2% MAXIMUM CROSS-SLOPE.
- 22 INSTALL 6 INCH CONTINUOUS CONCRETE CURB WITH INTEGRAL 4 INCH THICK CONCRETE WALK OVER COMPACTED NATIVE SOIL/ TYPICAL.
- 23 LANDSCAPE AREAS. COORDINATE WORK WITH LANDSCAPE PLANS/ TYPICAL.
- 24 INSTALL ASPHALTIC CONCRETE PAVING OVER CLASS II AGGREGATE BASE OVER NATIVE SOIL COMPACTED TO 90% PER CITY OF FRESNO PUBLIC WORKS STANDARDS (SHOWN SHADED)/ TYPICAL.
- 25 INSTALL 4 INCH WIDE WHITE PAINTED STRIPING AT 9'-0" ON-CENTER PER CITY OF FRESNO PUBLIC WORKS STANDARDS/ TYPICAL AT PARKING STALLS.
- 26 INDICATES LOCATION OF NEW PAINTED TRAFFIC SIGNAGE PER CITY OF FRESNO PUBLIC WORKS STANDARDS/ TYPICAL.
- 27 6 INCH CONTINUOUS CONCRETE CURB/ TYPICAL.
- 28 INDICATES LOCATION OF ACCESSIBLE PARKING STALL WITH 8'-0" WIDE UNLOADING AREA. INSTALL SIGNAGE AND MARKING AS REQUIRED BY TITLE 24 CCR ACCESSIBILITY REQUIREMENTS
- 29 INDICATES LOCATION OF ACCESSIBLE PARKING STALL WITH 5'-0" WIDE UNLOADING AREA. INSTALL SIGNAGE AND MARKING AS REQUIRED BY TITLE 24 CCR ACCESSIBILITY REQUIREMENTS
- 30 DASHED LINE INDICATES LOCATION(S) OF CURBS TO BE PAINTED RED AND MARKED "FIRE LANE - NO PARKING". LETTERS SHALL BE WHITE, 3 INCHES HIGH AND SPACED AT 50'-0" ON-CENTER PER CITY OF FRESNO FIRE DEPARTMENT STANDARDS/ TYPICAL.
- 31 INDICATES LOCATION OF COLORED CONCRETE ACCENT PAVING WITH TOOLED JOINT PATTERN.

THE VINCENT COMPANY
 ARCHITECTS, INC.
 1500 West Shaw, Ste. 304
 Fresno, California 93711
 Phone: 559.225.2602

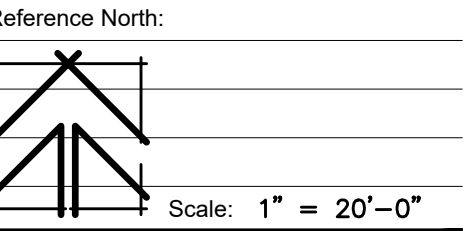
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PROPOSED SOCIAL HALL FOR:
WAT LAO
DHAMMA SACCA
 2710 SOUTH FRUIT AVENUE
 FRESNO, CALIFORNIA



Issues:	Date:
DESIGN REVIEW	05.14.19
PLAN CHECK	
BACK CHECK	
PERMITS	
CONSTRUCTION	
AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

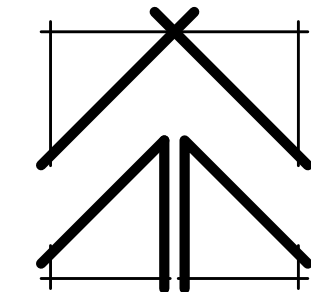


Project Name: TEMPLE SOCIAL HALL
 FRESNO, CALIFORNIA

Project Number: 160305
 Plot Date: 02.13.19
 Sheet Number:

PA2

PARTIAL SITE PLAN



1" = 20'-0"

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BUILDING STATISTICS

**T H E
VINCENT
COMPANY**

ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

BUILDING AREA(S):	
a. SOCIAL HALL	6,352 S.F.
b. RAISED CHANCEL	903 S.F.
c. MEETING ROOM (1)	600 S.F.
d. MEETING ROOM (2)	600 S.F.
e. STORAGE / STAIRS	245 S.F.
f. COVERED PORTICO	7,050 S.F.
g. TOTAL BUILDING AREA	15,750 S.F.

OCCUPANCY GROUP(S):	
a. SOCIAL HALL	A-3
b. MEETING ROOMS	B

CONSTRUCTION TYPE: V-B WITH NFPA 13 FIRE SPRINKLER SYSTEM.

OCCUPANCY LOAD(S)	
a. PRIVATE MEETING ROOM (1 PERSON / 15 S.F.)	40 PERSONS
b. PRIVATE MEETING ROOM (1 PERSON / 15 S.F.)	40 PERSONS
c. SOCIAL HALL (1 PERSON / 15 S.F.)	423 PERSONS
d. RAISED CHANCEL (1 PERSON / 200 S.F.)	5 PERSONS
e. TOTAL OCCUPANT LOAD	508 PERSONS

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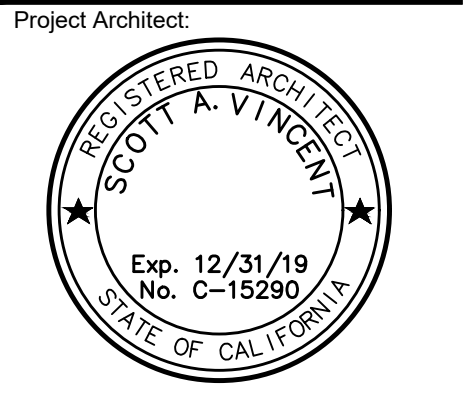
KEYNOTES

1. CAST-IN-PACE CONCRETE WALKWAY / OUTDOOR PLAZA. COORDINATE THE WORK WITH THE PARTIAL SITE PLAN, SHEET PA-2.
2. PLANTER AREAS. COORDINATE THE WORK WITH THE PARTIAL SITE PLAN, SHEET PA-2.
3. TOOLED CONCRETE CONTROL JOINTS / TYPICAL.
4. DECORATIVE COLUMN(S). COORDINATE THE WORK WITH THE EXTERIOR ELEVATIONS / TYPICAL.
5. DECORATIVE 36 INCH HIGH BALLUSTRADE. COORDINATE THE WORK WITH THE EXTERIOR ELEVATIONS.
6. COORDINATE WINDOW SIZE AND PATTERN WITH THE EXTERIOR ELEVATIONS.
7. OPEN SPACE FOR WORSHIP SERVICES. SEATING SHALL BE ON MATS POSITIONED ON THE FLOOR.
8. RAISED CHANCEL WITH ACCESS ALLOWED ONLY TO THE TEMPLE MONKS
9. LOCATION OF BUDDHA STATUE.
10. PROVIDE RAMP TO MAIN LEVEL AT 1:12 MAXIMUM SLOPE.
11. DECORATIVE GUARDRAIL AT RAMP.
12. STAIRS WITH (3) 6.0 HIGH RISERS AND (2) 12.00 INCH WIDE TREADS.
13. ROBE CLOSET.
14. BUILT-IN BASE CABINET WITH BOOK SHELVES ABOVE.

PROPOSED SOCIAL HALL FOR:

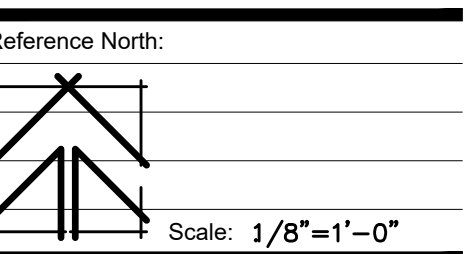
WAT LAO
DHAMMA SACCA

2710 SOUTH FRUIT AVENUE
FRESNO, CALIFORNIA



Issuances:	Date:
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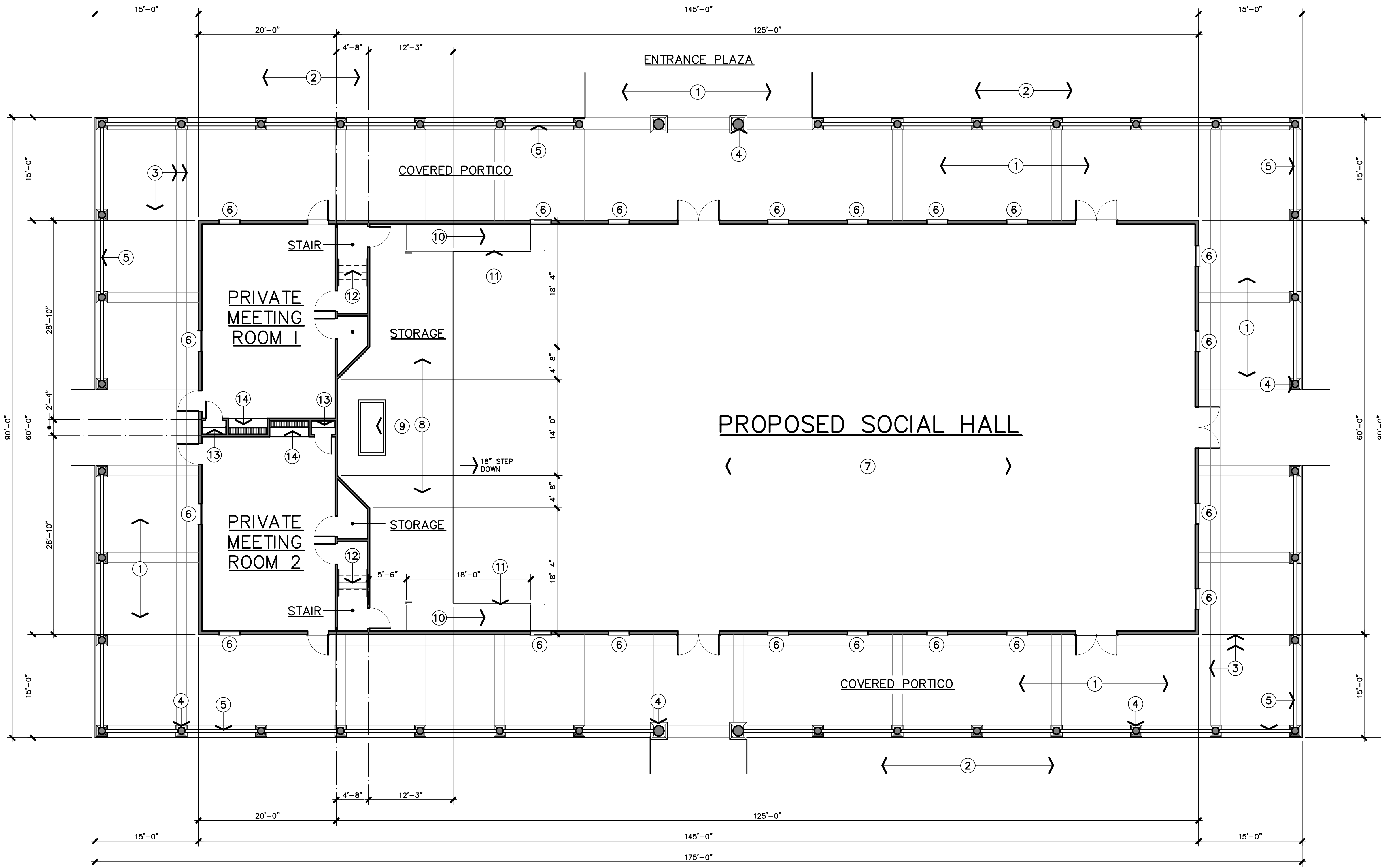
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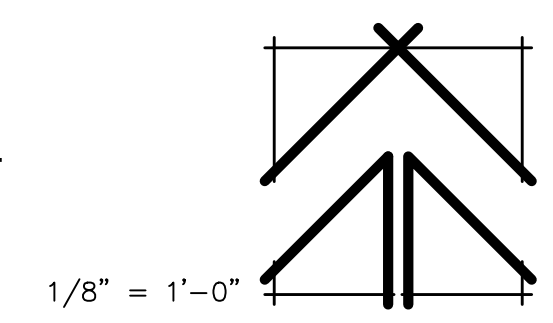
Project Name: TEMPLE SOCIAL HALL
FRESNO, CALIFORNIA

Project Number: 160305
Plot Date: 02.12.19
Sheet Number:

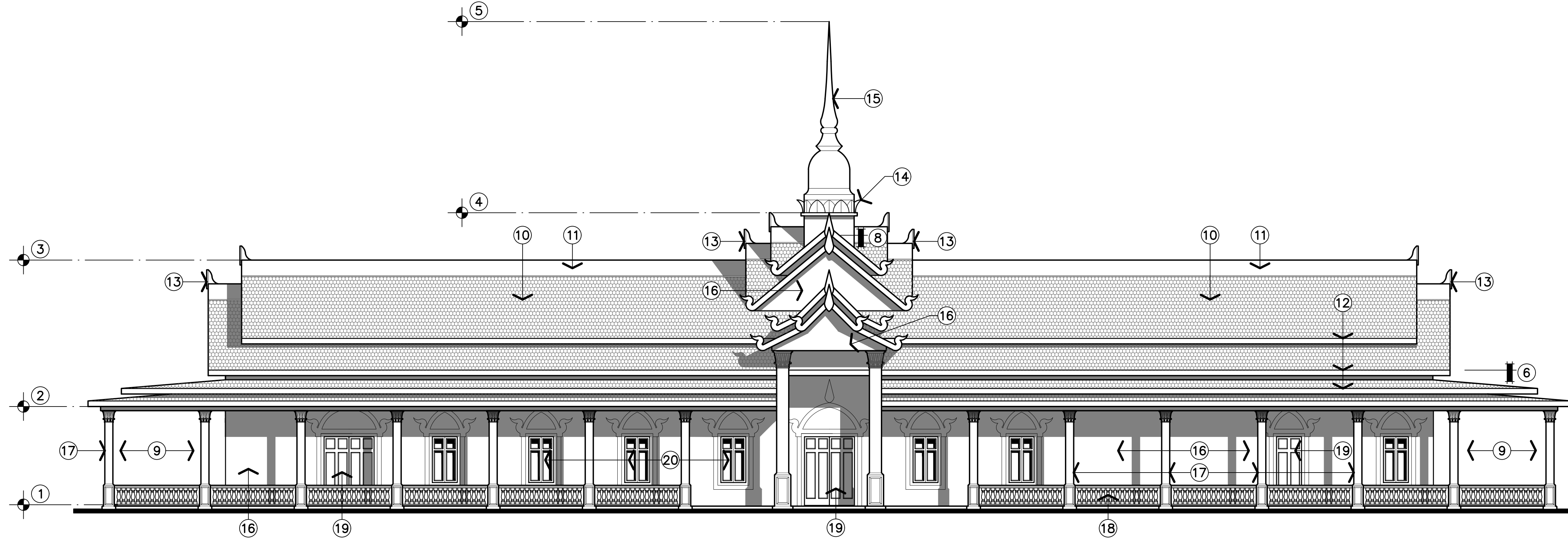
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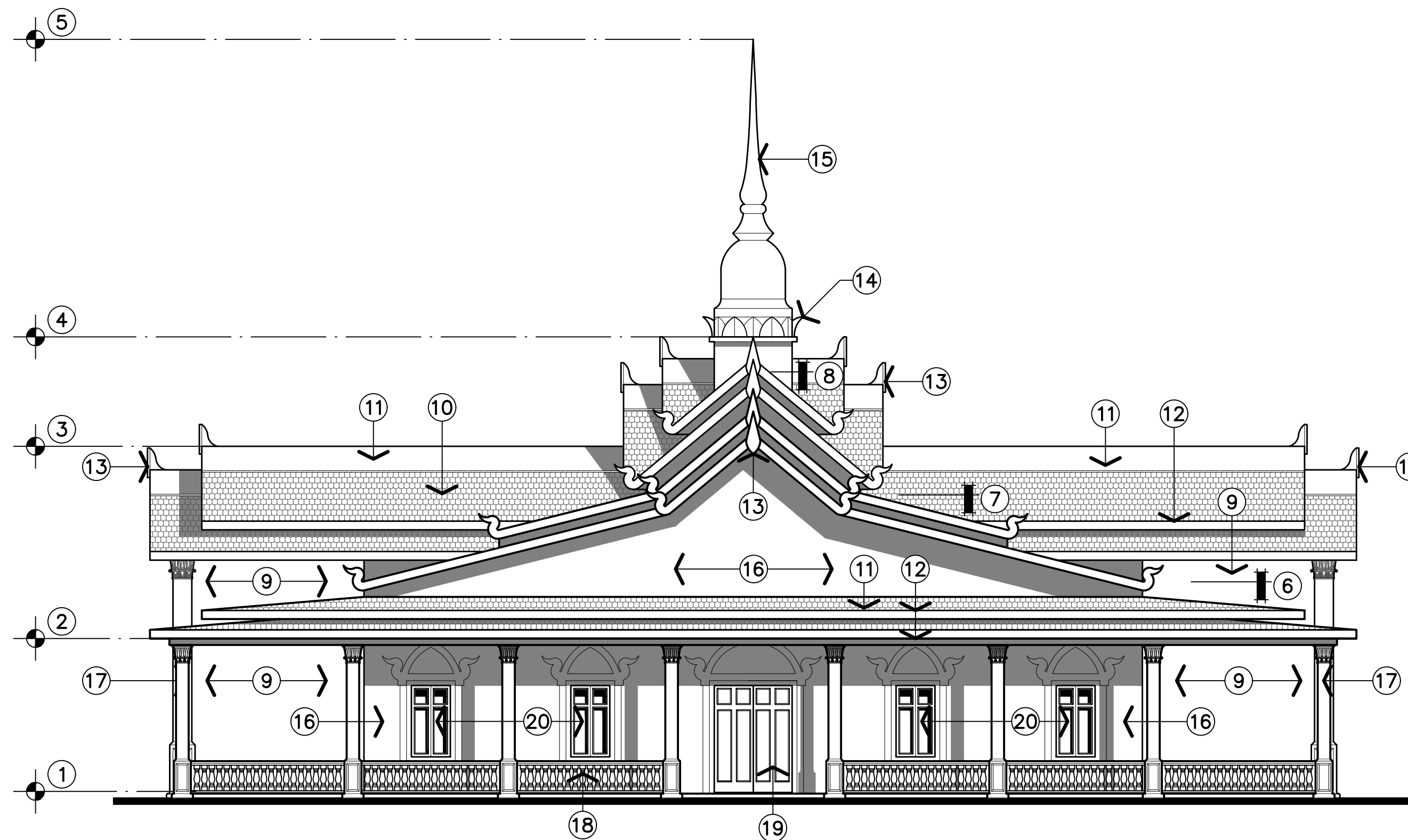
SOCIAL HALL FLOOR PLAN



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NORTH ELEVATION



EAST ELEVATION

KEYNOTES

- ① FINISHED FLOOR ELEVATION: + 0'-0"
- ② TOP OF BEAM ELEVATION: .
- ③ TOP OF PEDESTAL ELEVATION: .
- ④ TOP OF RIDGE ELEVATION: + 35'-0"
- ⑤ TOP OF SPIRE ELEVATION: + 58'-0"
- ⑥ TYPICAL ROOF PITCH (LOWER ROOF): 2:12
- ⑦ TYPICAL ROOF PITCH (LOWER ROOF): 2:12
- ⑧ TYPICAL ROOF PITCH (LOWER ROOF): 2:12
- ⑨ OPEN TO BEYOND
- ⑩ INDICATES THE LOCATION OF CLASS 'A' CONCRETE TILE ROOF INSTALLED OVER 30# ROOFING FELTS INSTALLED OVER PLYWOOD ROOF SHEATHING PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS AS APPROVED BY THE ARCHITECT / TYPICAL
- ⑪ INDICATES THE LOCATION OF DECORATIVE SHEET METAL RIDGE CAP INSTALLED OVER 30# ROOFING FELTS INSTALLED OVER PLYWOOD ROOF SHEATHING / TYPICAL
- ⑫ INDICATES THE LOCATION OF 2 x 10 SMOOTH SAWN HEM FIR FASCIA WITH 1 x 3 STARTER STRIP. PREPARE SURFACE AND PROVIDE PAINTED FINISH AS NOTED ON THE EXTERIOR COLOR SCHEDULE / TYPICAL
- ⑬ INDICATES THE LOCATION OF DECORATIVE HEM FIR GABLE END TRIM. PREPARE SURFACE AND PROVIDE PAINTED FINISH AS NOTED ON THE EXTERIOR COLOR SCHEDULE / TYPICAL
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- ⑲ INDICATES THE LOCATION OF SOLID CORE DECORATIVE WOOD DOOR(S) WITH PRE-CAST CONCRETE SURROUND TRIM AS SHOWN. PROVIDE FINISH AS NOTED ON THE EXTERIOR COLOR SCHEDULE / TYPICAL
- ⑳ INDICATES THE LOCATION OF WOOD FRAMED DUAL GLAZED WINDOW(S) WITH PRE-CAST CONCRETE SURROUND TRIM AS SHOWN. PROVIDE FINISH AS NOTED ON THE EXTERIOR COLOR SCHEDULE / TYPICAL

THE VINCENT COMPANY

ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

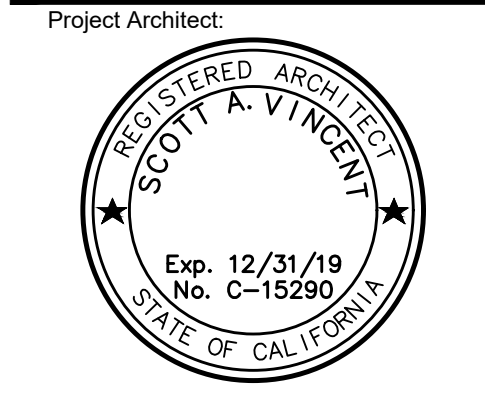
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PROPOSED SOCIAL HALL FOR:

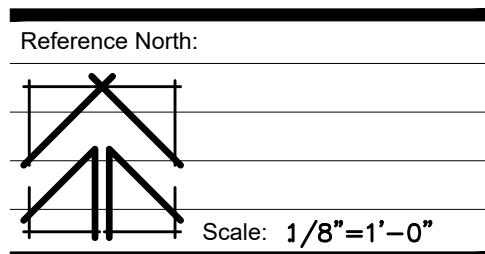
WAT LAO DHAMMA SACCA

2710 SOUTH FRUIT AVENUE
FRESNO, CALIFORNIA



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Project Name: TEMPLE SOCIAL HALL
FRESNO, CALIFORNIA

Project Number: 160305
Plot Date: 02.13.19

Sheet Number:

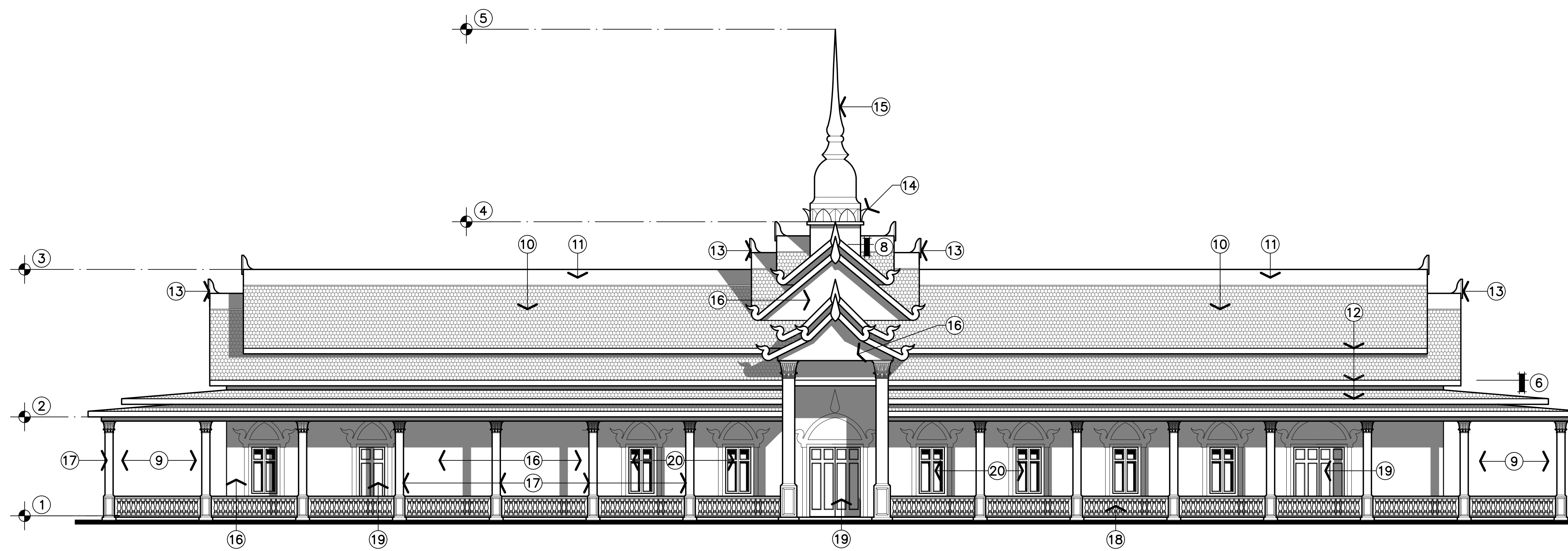
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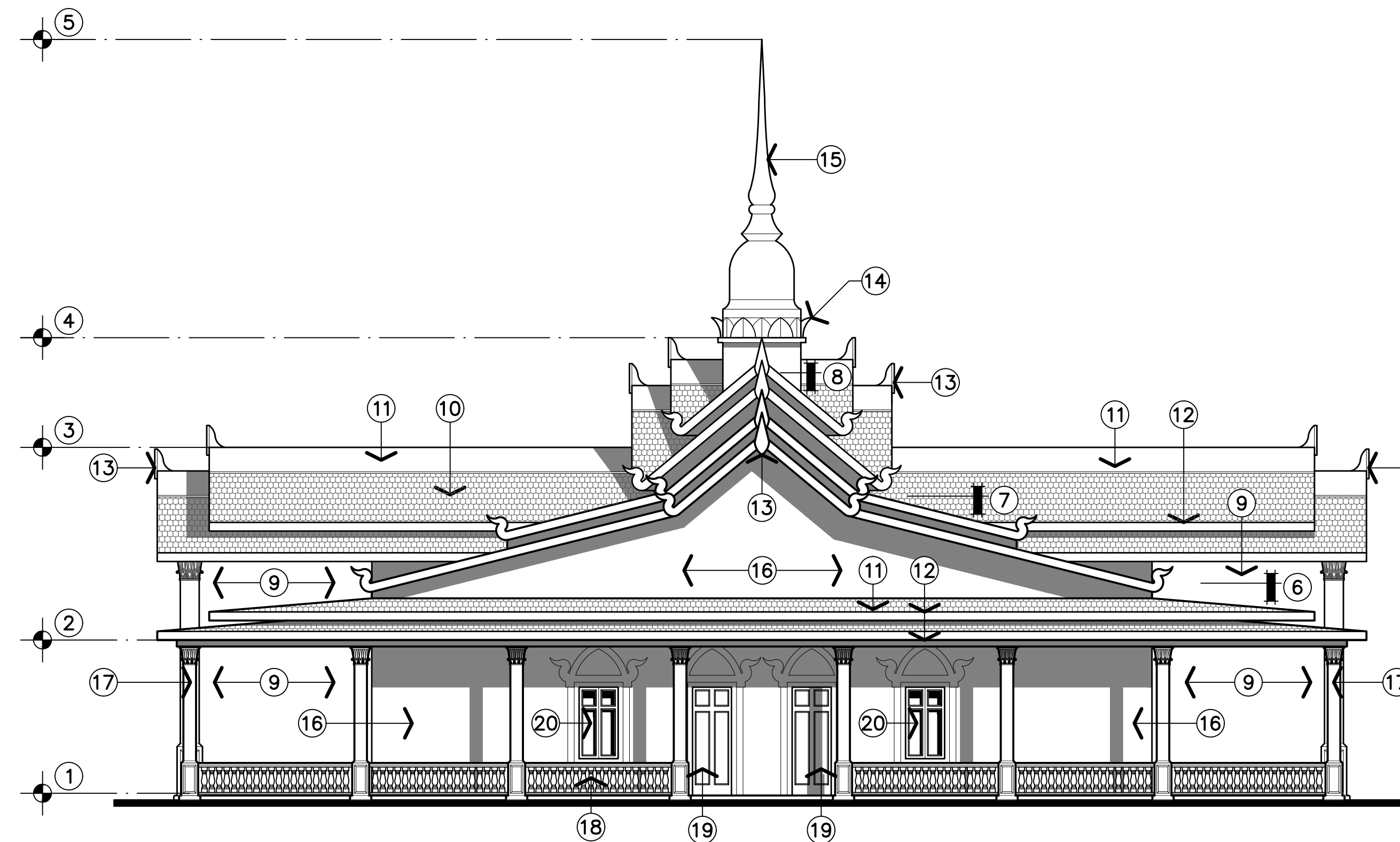
SOCIAL HALL ELEVATIONS

1/8" = 1'-0"

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SOUTH ELEVATION



WEST ELEVATION

KEYNOTES

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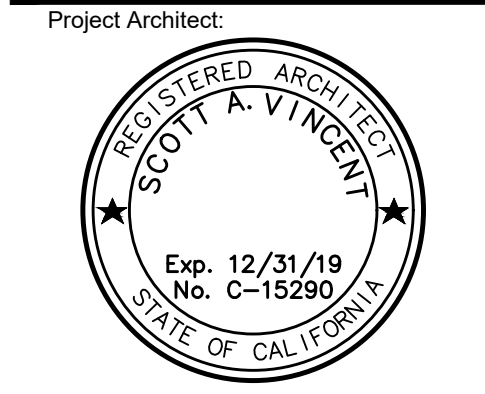
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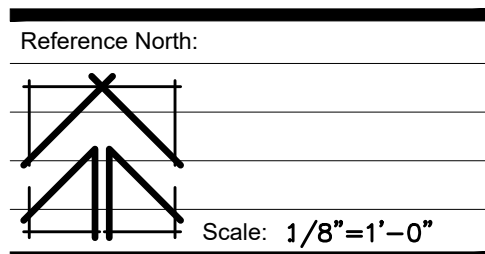
**WAT LAO
DHAMMA SACCA**

2710 SOUTH FRUIT AVENUE
FRESNO, CALIFORNIA



Issuances:	Date:
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FRESNO, CALIFORNIA

Project Number: 160305
Plot Date: 02.13.19

Sheet Number:

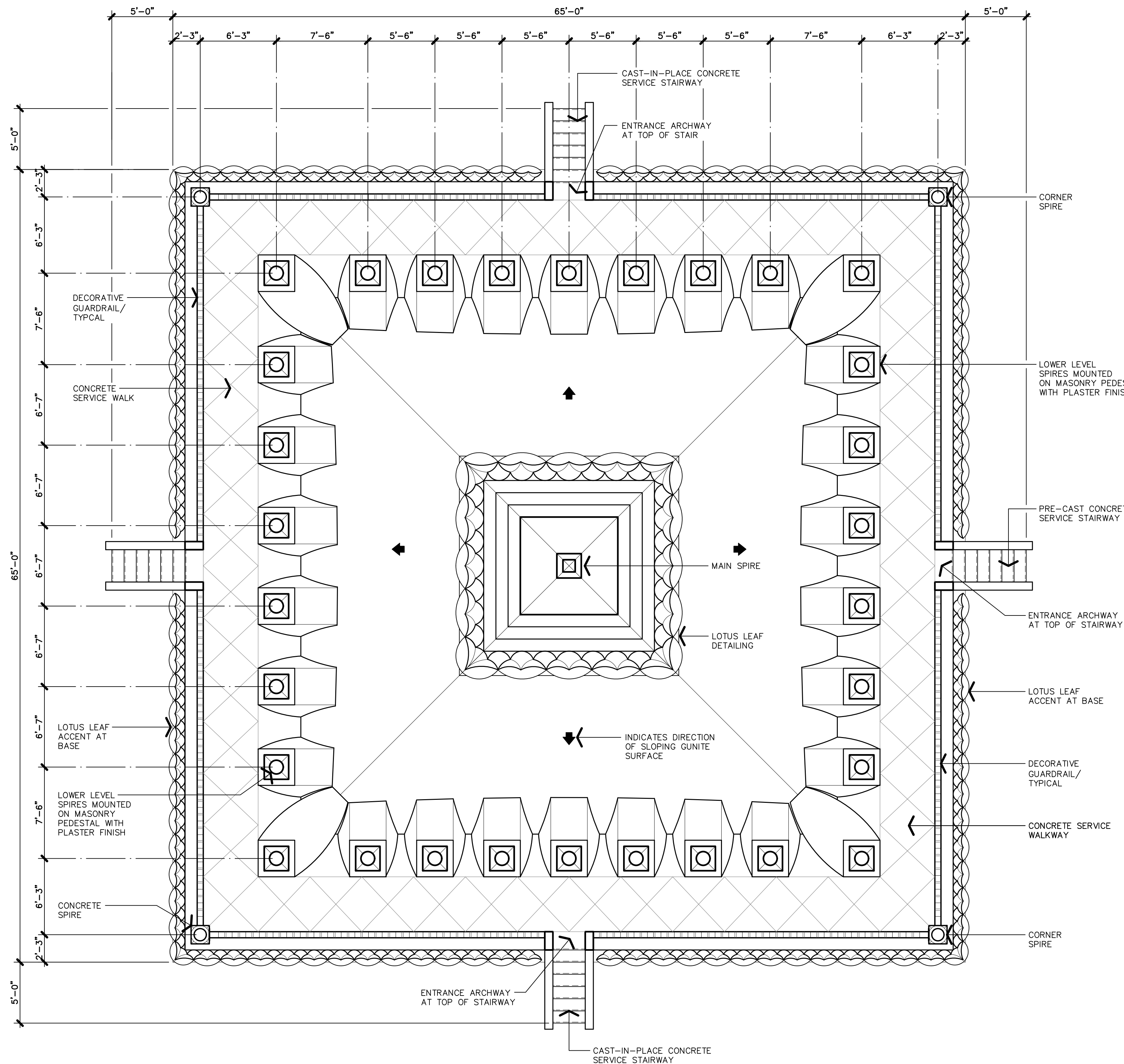
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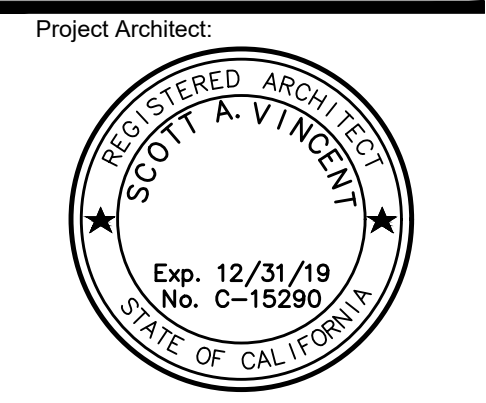
**SOCIAL HALL
ELEVATIONS** 1/8" = 1'-0"

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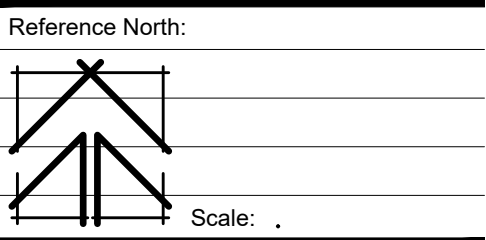


PROPOSED SOCIAL HALL FOR:
WAT LAO
DHAMMA SACCA
 2710 SOUTH FRUIT AVENUE
 FRESNO, CALIFORNIA



Issuances:	Date:
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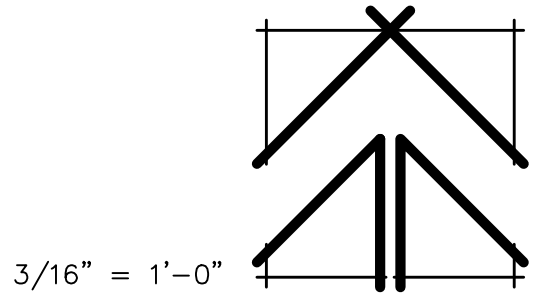
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Project Name: TEMPLE SOCIAL HALL
FRESNO, CALIFORNIA
Project Number: 160305
Plot Date: 02.12.19

Sheet Number:
PA6
Of . Sheets .

STUPA FLOOR PLAN



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PROPOSED SOCIAL HALL FOR:
**WAT LAO
DHAMMA SACCA**
 2710 SOUTH FRUIT AVENUE
 FRESNO, CALIFORNIA

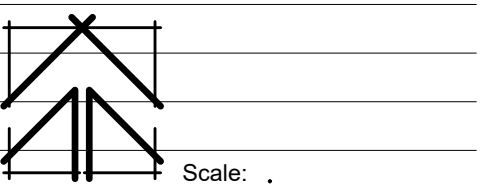
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Reference North:



Project Name: TEMPLE SOCIAL HALL
FRESNO, CALIFORNIA

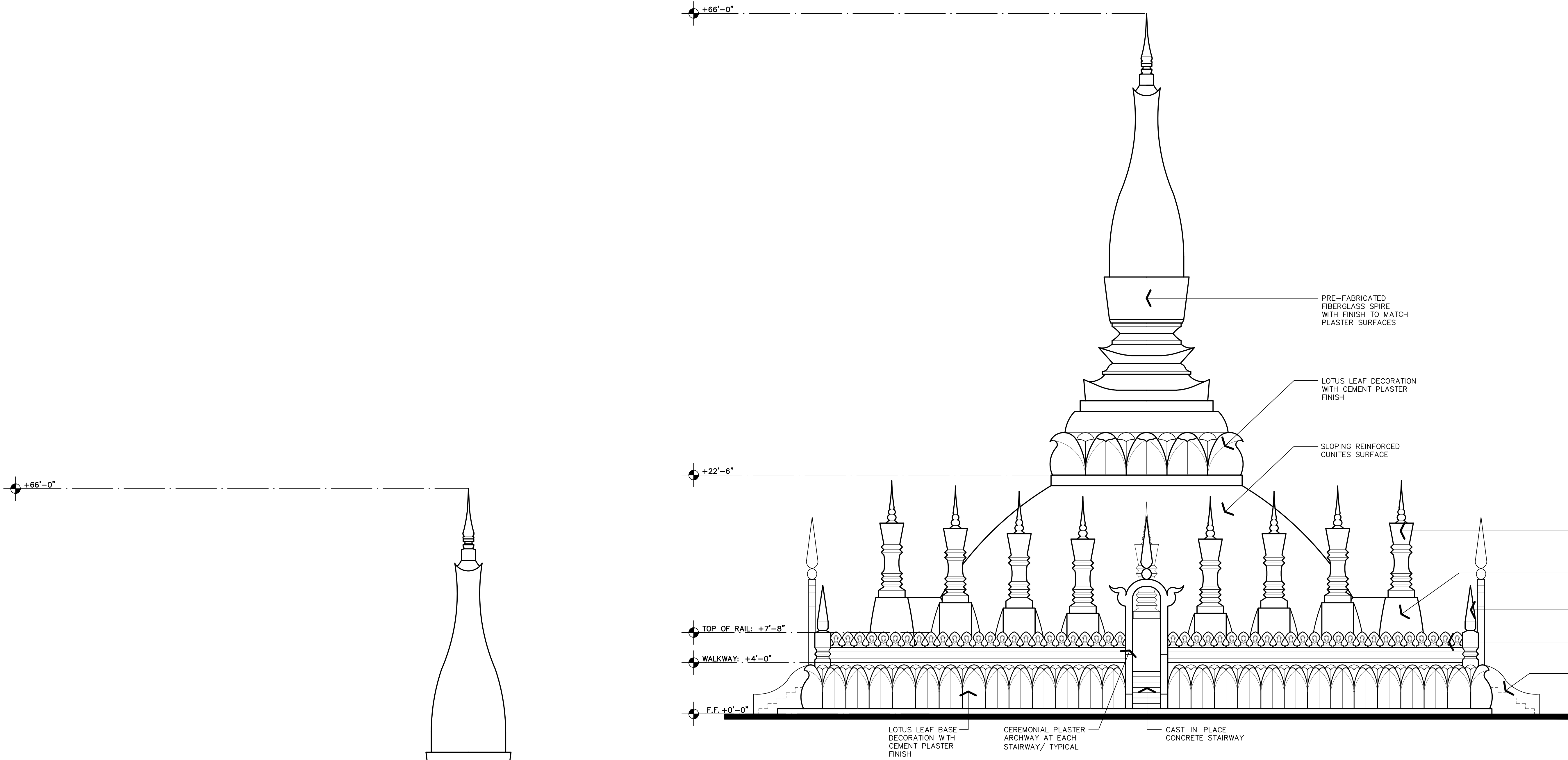
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Plot Date: 02.12.19

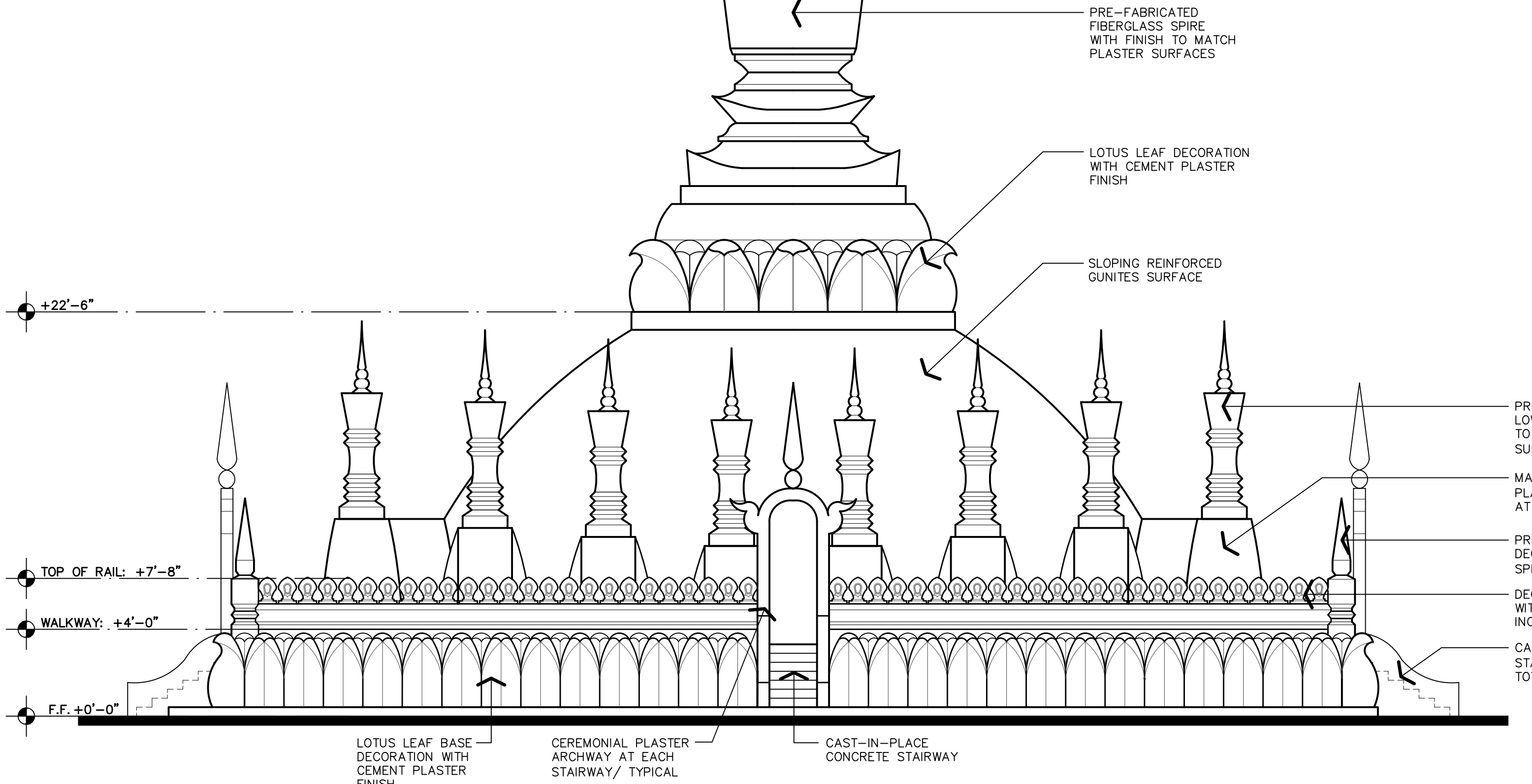
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Of . Sheets .



NORTH/ SOUTH ELEVATION



EAST/WEST ELEVATION

**STUPA
ELEVATIONS**

3/16" = 1'-0"

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STATEMENT OF VARIANCE FINDINGS FOR

**WAT LAO DHAMMA
SACCA TEMPLE**

2710 South Fruit Avenue
Fresno, California

RECEIVED
COUNTY OF FRESNO

JUL 22 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

As required by County of Fresno policies, this document will serve as the Applicant's statement regarding the four required findings for a Variance to be granted. More specifically:

Finding 1: *There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties in the vicinity having the identical zoning classification: The use of this property as a Lao Buddhist Temple as allowed under DRA# 3280 and SPR# 7096 brings along with it certain religious symbols and traditions found in the spires located on the two proposed structures. With the Agricultural zoning designation found on the surrounding properties, it is highly unlikely that similar structures will be proposed on adjacent / surrounding lands. As such, we do not believe that approval of this variance will create a precedence that will be replicated in the area.*

Finding 2: *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: It is our understanding that the County has granted Variances to religious uses (i.e. churches) that have included spires and / or other architectural features that extend above the height limits of similar zone Districts. These have been granted in recognition of these elements as an expression of the religious beliefs associated with the use of the site. This site has been approved for use as a Buddhist Temple, and the logical extension is that the worship facilities should be allowed to reflect their religious beliefs and traditions.*

Finding 3: *The granting of the variance will not be materially detrimental to the public welfare or injurious to property and improvement in which the property is located: The design of both structures have been done in a manner in which the majority of the structure is located below the 35 foot height limit for the AL-20 District, with only the spires extending above the height limit. This design is intentional in trying to minimize any impact to*

sight lines from adjacent properties and to reduce the overall mass of the portion of the building extending above the height limit while still recognizing the religious and cultural significance of the spire elements.

Finding 4:

The granting of such variance will not be contrary to the objectives of the Fresno County General Plan: We believe that approval of this Variance will allow for the quality development of a religious (Buddhist) site that reflects the religious beliefs and culture of an ethnic group that has made Fresno their home. This adds to the diversity of our community, and allows us all to enjoy what they have to offer. We believe that this is in keeping with the intent of the General Plan, and as such, feel that the Variance should be granted.