



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 3 June 25, 2020

SUBJECT: Classified Conditional Use Permit Application No. 3637

Revise approved Classified Conditional Use Permit No. 2601 to allow the construction of a new 3,000 square-foot building and enclose the existing bocce ball courts on a 6.58-acre parcel in the R-R (Rural Residential) Zone District for use by bocce league members and spectators during weekly events. The new building would include a meeting area, bar, restrooms, and kitchen, and would not be open to the general public.

LOCATION: The subject parcel is located on the east side of North Grantland Avenue, adjacent to the city limits of the City of Fresno (6176 North Grantland Avenue) (Sup. Dist. 1) (APN 504-081-11).

OWNER/APPLICANT: Dante Club

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RECOMMENDATION:

- Approve Classified Conditional Use Permit (CUP) No. 3637 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. Resolution No. 10816 Including Conditions of Approval and Project Notes (CUP No. 2601)
3. Location Map
4. Existing Zoning Map
5. Existing Land Use Map
6. Site Plans and Detail Drawings
7. Elevations
8. Applicant's Operational Statement

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Rural Residential	No change
Zoning	Rural Residential	No change
Parcel Size	6.58 acres	No change
Project Site	Western portion of the site has been used for meetings of the Dante Club; eastern portion is vacant	New building would be added in the central portion of the site; eastern portion would remain vacant
Structural Improvements	7,200 square-foot building, four open-air bocce courts, paved parking area, septic system	One additional 3,000 square-foot building, enclosure around existing bocce courts
Nearest Residence	~15 feet south of southern property line	No change
Surrounding Development	Elementary school to the west, high-density residential development to the south, vacant north and east	No change
Operational Features	One building and four bocce courts	One additional building proposed for use with bocce league, enclosure for existing bocce courts

Criteria	Existing	Proposed
Employees	None	No change
Customers	None	No change
Traffic Trips	85 average, 200 maximum	No change
Lighting	12 outdoor lights on poles	Some lighting removed due to enclosure (bocce courts)
Hours of Operation	Generally, Thursday evenings and weekends, with some annual events which may occur on other days of the week	No change

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

ENVIRONMENTAL ANALYSIS:

It has been determined pursuant to Section 15162 of the California Environmental Quality Act (CEQA) guidelines, that the proposed project does not meet the thresholds where a revised environmental document is required.

In accordance with CEQA Guidelines Section 15162, when an Environmental Impact Report or Negative Declaration has been adopted for a project, no subsequent environmental document is necessary, unless the lead agency (in this case, the County of Fresno) determines that one of the following thresholds has been met:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration 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 the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
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 EIR was certified as complete or the previous Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. 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; or

- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In general, the expansion to the existing Dante Club consists of the construction of a new building to support the bocce league, enclosure of the existing bocce courts, and expansion of private services, such as alcohol service and meal preparation, to that new building. Because the function of the site is substantially similar to what was approved in 1993, this proposal is not considered to be a substantial change as described in item 1, above.

In regard to changed circumstances at the project site, the Dante Club is located within the County of Fresno and adjacent to the City of Fresno to the south. At the time CUP No. 2601 was approved, the City limits were located further to the south (at Bullard Avenue) and the use of surrounding parcels was almost entirely dedicated to the production of figs. The one exception was the parcel to the west, which had been developed with the elementary school site. As previously discussed, the Dante Club operates under Conditions of Approval which require consideration of school activities and limitations on certain club functions when students are present. Currently, the area south of Dante Club has been subdivided into medium-low-density housing and was annexed to the City of Fresno in 2005.

The parcel is located in an area designated by the General Plan as a Rural Residential area (General Plan Figure LU-1c). The staff report prepared for CUP No. 2601 describes this area's designation as Rural Residential as well, and there are no changes in the General Plan designation. Therefore, because this use was considered in light of the Rural Residential designation during the original review, the increased residential development in this area does not present a substantial change in the circumstances under which the project is undertaken, as described in item 2, above.

No new information was submitted as part of this application or received during the Agency Review process which could have been known with reasonable diligence at the time the Mitigated Negative Declaration was originally adopted. While some comments identified new regulations and requirements for compliance, these do not represent new significant impacts that would need to be mitigated. In general, because there is no increase in the anticipated attendance at the site, there is no increase in the impacts generated at the site by those attendees. In addition, the construction of the building with septic system is not anticipated to generate significant pollution because the parcel is large enough to support both the existing and proposed septic systems. Therefore, additional review would not be required as described in item 3, above.

As a result, the project does not meet any of the thresholds described in CEQA Guidelines Section 15162(a) which would require preparation of a new environmental document. All applicable Conditions of Approval from the original approval will apply to the proposed expansion.

PUBLIC NOTICE:

Notices were sent to 83 property owners within 600 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A Classified Conditional Use Permit may be approved only if five Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

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

BACKGROUND INFORMATION:

At its hearing of June 10, 1993, the Planning Commission approved Conditional Use Permit No. 2601 and adopted a Mitigated Negative Declaration, allowing the Dante Club to operate on the subject parcel. The following improvements were approved at that time: a 7,292 square-foot club building, paved parking area with 160 parking stalls, 50-foot-wide landscaped area and wrought iron fence along Grantland Avenue, four bocce ball courts, and a ponding basin.

Due to the project’s location across from the Herndon-Barstow Elementary School, the Commission added several conditions of approval to ensure that operation of the Dante Club did not interfere with school functions. These include coordination with the school to avoid simultaneous evening events and a prohibition on the sale of alcohol during times when students are present at the school.

Conditional Use Permit Application No. 3637 proposes to expand the use approved by CUP No. 2601 by adding a new building with meeting room, kitchen, and restroom, and enclosing the bocce courts, which would support the members of the bocce club. There is no proposed increase in the maximum attendance of 200 people or the anticipated daily attendance. All previous Conditions of Approval and Mitigation Measures will remain in effect.

REQUIRED CUP FINDINGS:

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	Front: 35 feet Rear: 20 feet Side: 20 feet	Front (west): 88 feet Rear (east): ~360 feet Side (north): ~80 feet Side (south): ~220 feet	Yes Yes Yes Yes
Parking	One parking space for every 40 feet of area within main meeting hall: 159 spaces existing	No change	Yes
Lot Coverage	No Requirements	N/A	N/A
Space Between Buildings	At least 6 feet	~55	Yes

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Wall Requirements	Not greater than 6 feet within rear and side yards; not greater than 3 feet in the front yard	No new walls or fences are proposed	Yes
Septic Replacement Area	100%	New septic system will have sufficient space	Yes
Water Well Separation	Septic Tank: 50 feet; Disposal Field: 100 feet Seepage Pit: 150 feet	Water well is adequate distance from new septic	Yes

Reviewing Agency/Department Comments Regarding Site Adequacy:

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

Fresno Irrigation District (FID): FID does not own, operate, or maintain any facilities located within the subject property. For informational purposes, FID’s Epstein No. 48 runs northwesterly and crosses Grantland Avenue approximately 1,500 feet north of the subject property. Should this project include any street and/or utility improvements along Grantland Avenue or in the vicinity of this facility, FID requires it review and approve all plans.

North Central Fire Department: This project is in the sphere of influence of the City of Fresno. All building openings shall be accessible within 200 feet of a public street, private driveway, or other approved access.

The existing street hydrant on North Grantland is too far to meet hose pull requirements, so an onsite hydrant is required (installation of one onsite hydrant with a minimum 8-unch main and a fire flow of 1,600 GPM). Private hydrants for commercial sites are spaced a maximum of 600 feet apart. Public hydrants in commercial areas are spaced a maximum of 450 feet apart.

The proposed building will require installation of a sprinkler system. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief.

This expansion will require connection to the City of Fresno public utilities in accordance with the Fresno Municipal Code Section 10-50112.2.

Resources Division of the Fresno County Department of Public Works and Planning: The development of this project required adherence to the County’s Construction and Debris (C&D) Recycling Program, which requires the submission of a Construction and Demolition Waste Management Plan which includes a 65% diversion requirement for debris generated during the course of the project prior to issuance of a Certificate of Occupancy.

Site Plan Review Unit of the Fresno County Department of Public Works and Planning: Parking spaces shall be constructed in compliance with the County and state standards.

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 (SPR) unit for review and approval prior to the issuance of Building Permits.

An encroachment permit shall be required from Road Maintenance and Operations for any work on the County right-of-way.

Internal access roads shall comply with required widths by the Fire District for emergency apparatus.

Outdoor lighting should be hooded and directed away from adjoining streets and properties.

All proposed signs require submittal to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance.

Although the proposed development does not increase attendance, parking standard for required ADA stalls has changed. The existing facility has 159 parking stalls, four of which are ADA compliant, per previous ADA regulations. Current regulations require six ADA stalls for a parking lot when the total number is between 151 and 200. Therefore, two additional stalls are required and shall be placed in front, as close as reasonably possible, of the new proposed Bocce Recreation Building.

Water and Natural Resources Division of the Fresno County Department of Public Works and Planning: The Water and Natural Resources Division has conducted a water supply evaluation for the proposed CUP and determined that the water supply is adequate to support the project.

Zoning Section of the Fresno County Department of Public Works and Planning: All proposed improvements will require permits.

Per the Fresno Location Agency Management Plan (LAMP) for onsite Wastewater Treatment Systems:

- A Site Inspection and Evaluation permit shall be required prior to permit issuance
- A Septic System permit shall be required prior to permit issuance.

The Applicant shall apply for a Site Plan Review prior to the issuance of permits.

Finding 1 Analysis:

The subject parcel is 6.7 acres in size and has been developed with the primary meeting hall, parking lot, and exterior bocce courts. These improvements, along with some landscaping, cover approximately 2.7 acres of land, leaving more than half of the subject parcel available for improvement. The proposed improvements would result in an increase of approximately 3,000 square feet, which is just over 1% of the project site. No change is proposed in the access to the site, which is off of N. Grantland Avenue. The driveway and parking lot are paved, with painted spaces marked for parking. There is sufficient space on the parcel to accommodate both the existing and proposed septic systems without adverse impacts to groundwater quality.

Comments from the Site Plan Review Unit indicate that the parking standard for ADA parking has increased since the project was originally approved. Because new development is proposed, the new standards apply to the project site, and the Applicant will be required to

designate and redesign two ADA-compliant spaces. As noted above, the new parking spaces should be placed for access to the new building.

Staff notes that comments from the Fire Department require connection to the City of Fresno for water service. No increase in attendance is proposed or approved as part of this application and therefore, no increase is expected in the anticipated water usage at the site. No other reviewing agencies identified that municipal water service would be required, and because the North Central Fire Department is requiring the connection to water service through its given authority (Fresno Municipal Code Section 10-50112.2), compliance with Fire Site Plan Review requirements has been made a Condition of Approval for the project.

Staff finds that the site is adequate in size and shape to accommodate the proposed use.

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	North Grantland Avenue is a public road	No change
Public Road Frontage	Yes	390 feet of frontage on North Grantland Avenue	No change
Direct Access to Public Road	Yes	Two access points on Grantland	No change
Road ADT		3,500*	No change
Road Classification		Collector	No change
Road Width		55 feet – 70 feet	No change
Road Surface		Asphalt Concrete (AC)	No change
Traffic Trips		Up to 200 once/week	No change
Traffic Impact Study (TIS) Prepared	No	No TIS required	No Change
Road Improvements Required		None	N/A

*Note: 3,500 ADT was measured in 2005 and actual ADT is likely increased due to development in the area

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

Design Division of the Fresno County Department of Public Works and Planning: After reviewing the conditions with the Applicant engineer, the proposed expansion will have no effect on the number of events, and negligible effects to overall traffic. The traffic-related conditions of approval for CUP No. 2249 (Items 6, 10, 13, and 16) should be included.

Development Engineering Section of the Fresno County Department of Public Works and Planning: According to FEMA, FIRM Panel 1535H, the parcel is not subject to flooding from the 100-year storm. According to USGS Quad Maps, there are no existing natural drainage channels adjacent to or running through the parcel.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: The Applicant should have dedicated an additional 35 feet of road right-of-way with the prior CUP and SPR applications for the site to provide a total half right-of-way width of 55 feet. No additional right-of-way is required with this land use application.

The Applicant has previously executed a Deferment of Construction agreement for the offsite improvements. Since that initial approval, subdivision improvements have been constructed immediately south of the site, including the ultimate buildout of Grantland Avenue. If this project is approved, it is recommended that the Department call for the offsite improvements to be constructed along the site frontage to tie into existing improvements located immediately south of the site.

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

Finding 2 Analysis:

The project site is served by North Grantland Avenue. The scope of this application includes the development of a new building for the bocce league and enclosure of the existing bocce ball courts. No increase in attendance is anticipated as part of this application because the bocce courts are already in use by an existing bocce league. The Applicant indicated that the enclosure of the courts was intended to improve the comfort level of existing club members.

Site Plan Review (SPR) No. 6121 prepared for CUP No. 2249 required the Applicant to sign an agreement to defer construction of curb and gutter improvements until other development in the vicinity was similarly developed. Because the residential development to the south has installed curb, gutter, and sidewalk up to the edge of the subject parcel, the deferral is ended. The Applicant must install improvements as described by SPR No. 6121 Condition of Approval No. III (items A, B, and C). This has been included as a Condition of Approval of this project.

Comments from the Design Division indicate the need to integrate Conditions of Approval from CUP 2249. This CUP represents the original approval for the project, which expired in 1989 due to lack of development. CUP No. 2601 was later approved for substantially the same project and adopted similar conditions of approval and mitigation measures. The specific conditions referenced by the Design Division relate to the following topics: (6) setback of the parking area from property lines and construction of a masonry wall along the north property line, (10) restriction on rental of facility to once per week and only through a membership, (13) restriction on scheduling of events to avoid overlapping activities with the school, and (16) installation and

maintenance of signs prohibiting parking on both sides of N. Grantland Avenue. These items were included as Conditions of Approval on CUP No. 2601. The conditions relating to setback of the parking area have been met as part of the previous development and therefore will not be specifically identified in the Conditions of Approval for this application. The requirement to install 'no parking' signs was met on the school side of Grantland; however, signs were installed on the Dante Club side indicating that there would be no parking except for those vehicles which displayed appropriate distinguishing placards or license plates. Appropriate signage is an item which will be reviewed as part of the Site Plan Review required by other Conditions of Approval of this application.

The Conditions of Approval which restrict the operation of the site for events during those times when students are present at the school will be carried forward as part of this application. This will ensure that traffic from school events and Club events would not combine to overload Grantland Avenue.

Based on the above information, with compliance to the Conditions of Approval requiring certain improvements, Grantland Avenue will remain of sufficient width and pavement to accommodate the proposed use.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

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	2.08 acres 2.18 acres	Vacant	R-R	None
South	6 Parcels from 0.2 acre to 0.4 acre	Residential Subdivision	RS-4 (City) Residential Single- Family, Medium- low Density	~10 feet
East	8.58 acres	Orchard	R-R	None
West	10.59 acres	School	R-R	None

*As measured from the property line of the subject parcel to the nearest edge of residence on adjacent parcel

Reviewing Agency/Department Comments:

San Joaquin Valley Air Pollution Control District: Based on information provided to the District, project-specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons

per year of oxides of sulfur (SO_x), 15 tons per year of particulate matter of 10 microns or less (PM₁₀), or 15 tons per year of particulate matter of 2.5 microns to less (PM_{2.5}). Therefore, the District concludes that the project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.

District Rules 9510 (Indirect Source Review) is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable offsite fees. The proposed project is subject to District Rule 9510 (Indirect Source Review) if (1) it has or will receive a project-level discretionary approval from a public agency and will equal or exceed 2,000 square feet of commercial space, or (2) if it has or will receive a project-level approval from a public agency and will equal or exceed 10,000 square feet of commercial space. If subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project-level approval from a public agency.

In case the project is subject to District Rule 9510, an AIA application is required and the District recommends that demonstration of compliance with District Rule 9510 before issuance of the first building permit be made a condition of project approval.

PM_{2.5} from under-fired charbroilers pose immediate health risk. Since the cooking of meat can release carcinogenic PM_{2.5} species like polycyclic aromatic hydrocarbons, controlling emissions from under-fired charbroilers will have a substantial positive impact on public health. The District recommends that new restaurants that will operate under-fired charbroilers install emission control systems during the construction phase, since installing charbroiler emissions control systems during construction of new facilities is likely to result in substantial economic benefit compared to retrofitting.

The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM₁₀ Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rules 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished, or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive.

Development Engineering Section of the Fresno County Department of Public Works and Planning: The project is located within the FMFCD Boundary and Drainage Zones District EM. FMFCD should be consulted for their requirements and any additional runoff generated by development cannot be drained across property lines.

The property is located in the Sphere of Influence for the City of Fresno, and the City should therefore be consulted regarding their requirements for any future off-site improvements and driveway placement relative to the property line.

An engineered Grading and Drainage Plan may be required to show how additional stormwater runoff generated by the proposed development will be handled without adversely impacting adjacent properties. A grading permit or voucher shall be required for any grading that has been done without a permit and any grading proposed with this application.

Fresno County Department of Public Health, Environmental Health Division: Prior to issuance of building permits, the Applicant shall submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. The expansion of the facility has the potential to expose nearby residences to elevated noise levels. Consideration should be given to the Fresno County Noise Ordinance.

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

Finding 3 Analysis:

In response to comments provided by the Air District, previous staff reviewed the impacts of this project on Air Quality and determined that the primary contributor associated with this application was the increase in traffic associated with the (at the time) new use of the parcel as a private club. Mitigation Measures were added to the project at that time which required the use of dust control methods, energy-saving features in the building design, and electric (rather than gas-powered) equipment for onsite groundskeeping. This request for expanded use will incorporate all reasonable Conditions of Approval and Mitigation Measures from the prior approval, including the best management practices previously required by the Air District. The County will require that the developer file the Indirect Source Review and Air Impact Assessment with the Air District. These studies were not required earlier because the original Initial Study determined that the main contributor to air quality impacts would be from traffic, which is not anticipated to increase as a result of this proposed project. In regard to comments relating to the charbroiler, the existing barbeque is located to the east of the existing building and its function will be unchanged by this project. There is not change in risk associated with use of the barbeque since the original approval.

Regarding the need to coordinate with the City of Fresno, the City was routed this application and did not provide comment; however, they did comment on CUP No. 2601 and provided comments regarding the dedication of right-of-way (which was made), the need for street improvements, and installation of landscaping. The existing structures on the property were developed with consideration of the City of Fresno's ultimate right-of-way, and since the proposed improvements are further from the property line than what is existing, there will be no impact on future compliance with City Standards. Further, this project will be subject to approval of a Site Plan Review, which will consider its compliance to both City and County standards.

Comments from the Division of Environmental Health recommend that consideration be given to the Fresno County Noise Ordinance. However, it is anticipated that following construction of this expansion, noise generated at the project site would be reduced as compared to existing, since the bocce courts would be enclosed. Construction noise is exempted from the limits established by the Ordinance so long as construction occurs between 6:00 AM and 9:00 PM on weekdays or 7:00 AM and 9:00 PM on Saturday and Sunday. Therefore, compliance with this regulation will ensure that construction does not adversely affect surrounding residents.

Based on the above information, staff believes the proposal would not have an adverse effect upon surrounding properties.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 3 can be made.

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

Relevant Policies:	Consistency/Considerations:
<p>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 proposal has first been referred to the city for consideration of possible annexation pursuant to the policies of this section and provisions of any applicable city/county memorandum of understanding.</p>	<p>Consistent. This project proposes an expansion to existing uses at the project site and therefore is not considered to be “new urban development” as it relates to this general plan policy.</p>
<p>PF-C.17: The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. The evaluation shall include the following:</p> <ul style="list-style-type: none"> a. A determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question.[...] b. A determination of the impact that use of the proposed water supply will have on other water users in Fresno County. [...] c. A determination that the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability. 	<p>Consistent. The Dante club has been operating under CUP No. 2601 since 1993. The Water and Natural Resources Division reviewed the proposed expansion of use and determined that the water supply was adequate to support the use. Further, the North Central Fire Department may require connection to the City of Fresno for water service, which would further ensure that the water supply remains stable.</p>

Reviewing Agency Comments:

Policy Planning Unit of the Fresno County Department of Public Works and Planning: The parcel is designated as Rural Residential in the Fresno County General Plan and within the City of Fresno Sphere of Influence.

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

Finding 4 Analysis:

The General Plan Policies which apply to this application relate to coordination with the City of Fresno prior to County approval of development within the Sphere of Influence and to the sustainability of the water supply.

As discussed above, the project relates to approval of an expansion of the existing use at the project site. The Dante Club currently operates out of a single building with exterior bocce courts. This proposal would allow the Club to enclose the bocce fields and construct a new building for bocce league members. The City was consulted as part of the approval of the CUP for the original use of the parcel by the Dante Club and was provided an opportunity to comment on this proposed expansion. Their comments were accommodated in the original approval and continue to be reflected in the current iteration of the project through the design standards

required for construction of Grantland Avenue. In addition, the City and County share some standards in regard to the need for a masonry wall which would separate residential and non-residential uses in areas designated for residential uses.

Regarding the sustainability of the water supply, review of this application by the Water and Natural Resources Division determined that the water supply was adequate for continued operations at the project site. Review of this application by the North Central Fire Department may require the developer to connect to the City of Fresno for water service, which would further bolster the sustainability of the water supply.

Based on these factors, the project is consistent with the General Plan.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 4 can be made.

***Finding 5:** That the conditions stated in the Resolution are deemed necessary to protect the public health, safety and general welfare*

Per Section 873-F of the Zoning Ordinance, Finding 5 addresses the question of whether the included Conditions can be deemed necessary to protect the public health, safety and general welfare of the public and other such conditions as will make possible the development of the County in an orderly and efficient manner and in conformity with the intent and purposes set forth in this Division. The required Conditions of Approval will be addressed through the Site Plan Review process required for this project. The Site Plan Review process and requirements are contained in Section 874 of the Fresno County Zoning Ordinance.

The conditions relate to property development standards, which ensure the continued privacy of surrounding residential development. In addition, this project is restricted by specific conditions which limit its operation based on scheduled events and student attendance at the nearby school. These conditions are required in order to reduce the potential for students to find their way over to Dante Club events and also ensures that traffic conflicts would not occur due to overlap in event vehicles. The requirements imposed on CUP No. 2409 were necessary to ensure that future development of Grantland Avenue would not be adversely impacted by development on this property near the ultimate right-of-way.

Reviewing Agency/Department Comments:

Refer to comments under Findings 1 through 4 of this report.

Recommended Conditions of Approval:

None.

PUBLIC COMMENT:

None.

CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting the Classified Conditional Use Permit can be made. Staff therefore recommends approval of Classified Conditional Use Permit No. 3637, subject to the recommended Conditions of Approval.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to determine the required Findings can be made and move to approve Classified Conditional Use Permit No. 3637, 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 Classified Conditional Use Permit No. 3637; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

CMM:ksn

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**Classified Conditional Use Permit Application No. 3637
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plans, Floor Plans, Elevations, and Operational Statement approved by the Planning Commission.
2.	A Site Plan Review application shall be submitted to and approved by the Director of the Public Works and Planning, Development Services and Capital Projects Division in accordance with Section 874 of the Fresno County Zoning Ordinance.
3.	All previous conditions of Conditional Use Permit No. 2601 and Site Plan Review No. 6121 shall remain in full force and effect except where superseded by this application, and except where such conditions have been previously satisfied.
4.	Prior to the issuance of building permits, the Applicant shall submit three copies of the final site plan to the North Central Fire Department for approval. Conditions imposed by the Fire Department may relate to fire connections, access, hydrant requirements, sprinklers, and water service.
5.	Prior to the issuance of occupancy permits, the Applicant shall designate two additional parking spaces for handicapped parking for the proposed new building. The designated spaces must meet all criteria for ADA-compliant parking stalls.
6.	Prior to issuance of occupancy permits, the Applicant shall construct the improvements described by Condition of Approval III (A, B, and C) of Site Plan Review No. 6121. The deferral referenced by that Condition no longer applies to the property due to the development of surrounding parcels.

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.	This Use Permit will become void unless there has been substantial development within two years of the effective date of approval, or there has been a cessation of the use for a period in excess of two years.
2.	Plans, permits and inspections are required for all onsite proposed improvements. Contact the Building and Safety Section of the Fresno County Department of Public Works and Planning at (559) 600-4540 for permits and inspections.
3.	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 the issuance of Building Permits.
4.	Fresno Irrigation District (FID) owns a canal, Epstein No. 48, which runs northwesterly and crosses Grantland Avenue approximately 1,500 feet north of the subject property. Should this project include any street and/or utility improvements along

EXHIBIT 1

Notes	
	Grantland Avenue or in the vicinity of this facility, FID requires it review and approve all plans.
5.	The development of this project required adherence to the County's Construction and Debris Recycling Program, which requires the submission of a Construction and Demolition Waste Management Plan which includes a 65% diversion requirement for debris generated during the course of the project prior to issuance of a Certificate of Occupancy.
6.	An encroachment permit shall be required from Road Maintenance and Operations for any work on the County right-of-way.
7.	Internal access roads shall comply with required widths by the Fire District for emergency apparatus.
8.	Outdoor lighting should be hooded and directed away from adjoining streets and properties.
9.	Per the Fresno Location Agency Management Plan (LAMP) for onsite Wastewater Treatment Systems: <ul style="list-style-type: none"> • A Site Inspection and Evaluation permit shall be required prior to permit issuance. • A Septic System permit shall be required prior to permit issuance.
10.	The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rules 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished, or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the Applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888.
11.	Prior to issuance of building permits, the Applicant shall submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.

CMM:ksn

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3600-3699\3637\SR\CUP 3637 Conditions of Approval & PN.docx

Date: June 10, 1993

To: Board of Supervisors

From: Planning Commission

Subject: RESOLUTION NO. 10816 - CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 2601, ENVIRONMENTAL ASSESSMENT NO. 3943

APPLICANT: Dante Club

REQUEST: Allow a country club on a 6.71-acre parcel of land in the R-R (Rural Residential, five-acre minimum parcel size) District.

LOCATION: On the east side of N. Grantland Avenue between W. Bullard Avenue and Freeway 99, approximately 500 feet west of the nearest boundary of the City of Fresno (6176 N. Grantland Avenue). (SUP. DIST.: 1) (APN 504-080-19)

PLANNING COMMISSION ACTION:

At its hearing of June 10, 1993, the Commission considered the Staff Report and testimony (summarized on Exhibit "A"), approved the Negative Declaration prepared for the project, adopted Findings 1 and 2 as stated in the Staff Report, and Findings 3 and 4 based on the fact that conditions imposed on the project will address potential impacts to surrounding properties, that the size and design of the building will be similar to residences in the area, and that the club will serve residents in the immediate area. Based on these findings the Commission approved Classified Conditional Use Permit Application No. 2601, subject to the following conditions:

1. Development and operation of the use shall be in conformance with the site plan and operational statement approved by the Commission except as modified by the following conditions.
2. A Site Plan Review shall be submitted to and approved by the Director of the Public Works & Development Services Department in accordance with Section 874 of the Fresno County Zoning Ordinance.
3. The westerly 22 feet of the property shall be dedicated to the County as right-of-way for N. Grantland Avenue.
4. The proposed 50-foot front yard setback shall be measured from the future N. Grantland Avenue right-of-way line as shown on the City of Fresno's General Plan.

5. The parking area shall be set back at least ten feet from the north and south property line. This setback area shall be landscaped and maintained with trees and/or tall growing shrubs.

NOTE: The Zoning Ordinance requires a six-foot high solid masonry wall to be constructed on the north and south property line adjoining the parking area.
6. Landscaping acceptable to the Director of the Public Works & Development Services Department shall be required within the entire front yard setback area, and along the east side of the chainlink fence which borders the parking area. The landscaping bordering the parking lot may be deferred until such time that the adjoining orchard is removed or said area is separately sold.
7. A six-foot high wrought iron fence shall be constructed along the N. Grantland Avenue frontage and shall be set back at least 35 feet from the future right-of-way line as shown on the City of Fresno's General Plan.
8. Outside lighting shall be hooded so as not to shine on any adjoining properties.
9. The rental of club facilities shall be through sponsorship of a member and shall be limited to one time per week.
10. Adequate security must be provided for all social events. The Dante Club shall provide or require adequate state-licensed and properly trained uniformed security personnel for all events and functions for which the facilities are rented. Security personnel, when required, must be available on-site for at least one hour after an event has ended. At least one responsible club member must be present at all functions.
11. No alcoholic beverages shall be served on the site during the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday. Exceptions to this prohibition shall be (1) legal holidays and (2) days when the Herndon-Barstow School is not in session or holding a school function.
12. The Dante Club shall not schedule meetings or activities or rent their facilities on weekday evenings or weekend days before 4:00 p.m. when school activities will be held at the Herndon-Barstow School. Regular weekly meetings of the Dante Club shall be excluded from this limitation. The District shall provide the Dante Club with a yearly schedule of events which are scheduled on weekday evenings or weekend days. If additional events are held during the year that are not scheduled on an annual basis, the District shall provide the Dante Club with at least 60 days notice of such events.
13. The Dante Club shall be responsible for clearing any trash and debris from school district property resulting from any function or event at the facility.

14. The Dante Club shall carry a minimum of \$500,000 of liability insurance to cover the facility and its use. Prior to occupancy of the building, the Dante Club shall provide a copy of a Certificate of Insurance to the Central Unified School District and shall notify the District in the event of cancellation of said insurance.

NOTE: Conditions 11 through 14 shall only be effective as long as the Central Unified School District maintains a school site on adjacent property.

15. Noise levels of the operation shall comply with the Standards of the Fresno County Noise Ordinance.
16. In order to comply with the standards of the Noise Ordinance, no sound amplification equipment, including, but not limited to, public address systems, portable tape players and stereo equipment, shall be used outdoors on the premises.
17. High-efficiency appliances shall be used for space and water heating. Any gas-fired appliances shall be low nitrogen oxide emitting units.
18. Electric equipment shall be used for on-site maintenance and groundskeeping operations to the fullest extent possible.
19. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice a day with complete coverage, preferably in the late morning and after work is done for the day.
20. All clearing, grading, earth moving or excavation activities shall cease during periods of high winds greater than 20 miles-per-hour average over one hour.
21. All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
22. The area disturbed by clearing, earth moving or excavation activities shall be minimized at all times.
23. Where acceptable to the fire department, weed control shall be accomplished by mowing instead of discing, thereby leaving the ground undisturbed with a mulch covering.
24. On-site vehicle speed on unpaved surfaces shall be limited to 15 miles-per-hour.
25. All unpaved areas with vehicle traffic shall be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions. Use of petroleum-based palliatives shall meet the road oil requirements of the District's Rule 4641, Cutback Asphalt Paving Materials.

26. During rough grading, streets adjacent to the project site shall be swept at least once per day, or as required by the governing body, to remove silt which may have accumulated from construction activities.
27. All internal combustion engine driven equipment shall be properly maintained and well-tuned according to manufacturer's specifications.
28. Dust control measures are to be employed at the direction of a single person having responsibility for monitoring a given work shift. The designated party must be made known to the Fresno County Public Works & Development Services Department, and be available through a telephone connection or on-site schedule of hours on the job to facilitate contact by the County Public Works & Development Services Department.

VOTING: Yes: Commissioners Laub, Campbell, Abrahamian, Kazanjian, Keep, Petersen

No: Commissioner Molen

Absent: Commissioner Cucuk

Abstained: Commissioner Comstock

RICHARD D. WELTON, Director
Public Works & Development Services Department
Secretary-Fresno County Planning Commission

By 
Kerry L. McCants, Manager
Development Services Division

- NOTES:
1. The Planning Commission action is final unless appealed to the Board of Supervisors within 15 days of the Commission's action.
 2. The approval of this project will expire two years from the date of approval unless substantial development has occurred.
 3. The applicant shall submit an application for a permit to operate a Public Water System and supporting information, in the form of a technical report, to the Fresno County Department of Health, Environmental Health System for review. Approval for the permit shall be obtained prior to occupancy. Contact Jim Brunton at (209) 445-3350 for more information.

4. The applicant will be required to apply for and obtain a permit to construct a water well from the Fresno County Health Department, Environmental Health System. The well shall be constructed to meet public water system standards. Water quality information for this new well shall then be submitted in conjunction with the application for permit to operate a public water system. Contact Jim Brunton at (209) 445-3350 for more information.

5. The applicant shall submit complete food facility plans and specifications to the Fresno County Department of Health, Environmental Health System, for review and approval. Contact the Consumer Food Protection Program at (209) 445-3392 for more information.

DC:gah
38351

RESOLUTION NO. 10816

EXHIBIT "A"

Staff: The Fresno County Planning Commission accepted the Staff Report dated June 10, 1993, without a presentation.

Applicant: The applicant's representative provided the following testimony in support of the project:

- Meetings were held with County staff, the school district, and neighbors before filing the application.
- All the concerns have been addressed.
- This will be a bocce ball club and will be family oriented.
- Similar type country clubs, such as Fig Garden and Fort Washington have been allowed in residential areas. The only difference between those clubs and the proposed project is the type of sport.
- There will be no impact on the school across the street. Traffic generation will be minimal and there will be no weekday activities.
- Letters of support from the school district and a neighbor are submitted.
- There will never be all 20 teams participating at any one tournament.
- Traffic on a daily basis will be less than other land uses.
- Grantland Avenue is designated as an arterial which would allow even more traffic than the County's current collector designation.
- The proposed building is not imposing and will have more width and height than many single-family residences. The materials used in its construction will be similar to a residence and extensive landscaping will be used.
- The General Plan makes provisions for country clubs, schools, churches, and other similar uses in the rural residential areas. The Zoning Ordinance allows these uses in the R-R District by Conditional Use Permit.

- It is not practical to require that the proposed use serve only the immediate area when other similar uses such as golf courses, churches, and other country clubs have been allowed.
- The club is for club members. We do not sell alcohol to anyone except for members and guests.
- The rental of the club will be limited to the times and days when the school has no scheduled activities.

Others:

A representative for a nearby church submitted a letter and the following testimony in opposition to the proposed project:

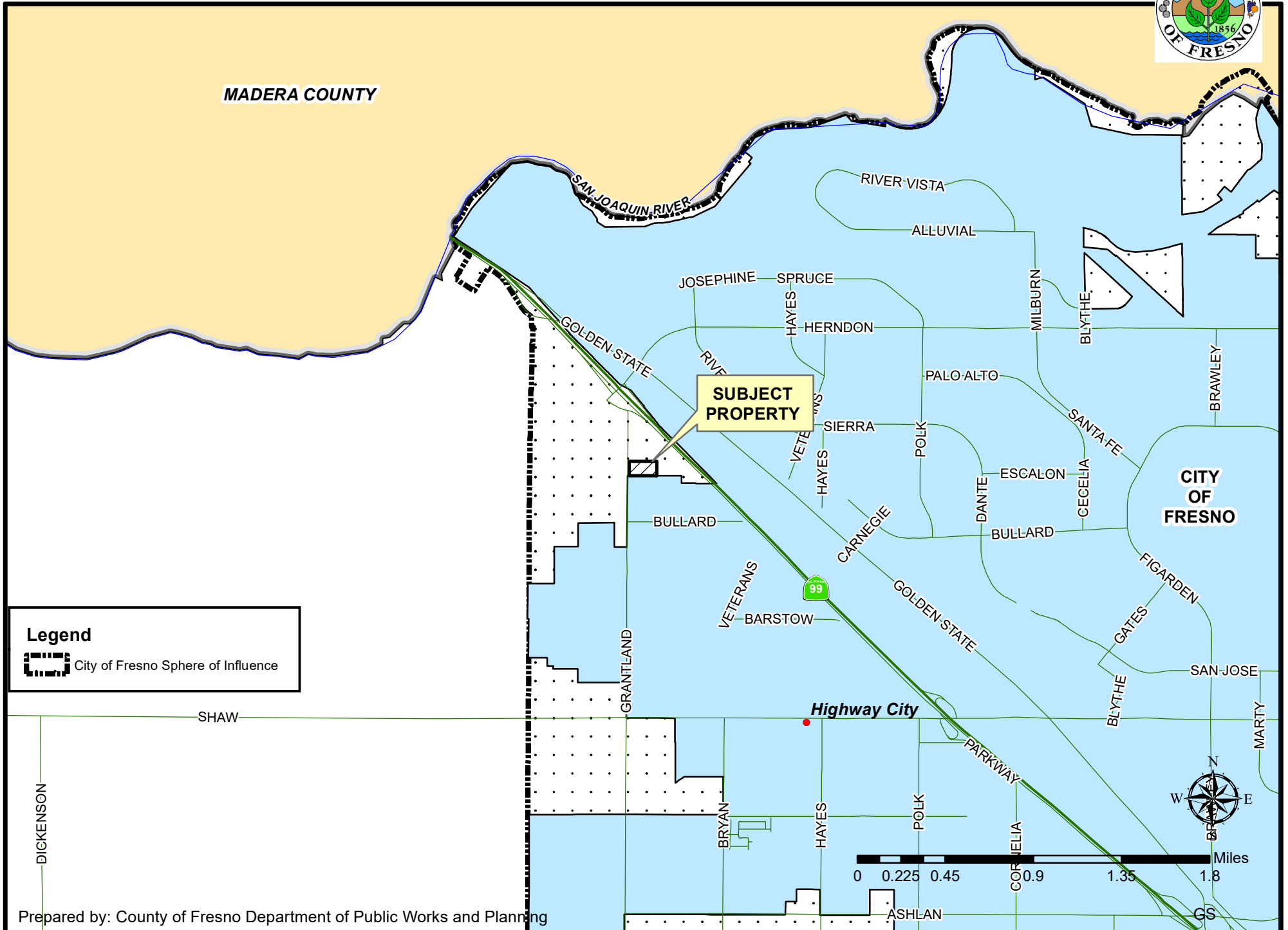
- The church is concerned about parking and the sale of alcohol.
- The renting of the facilities for weddings, parties, and other events may result in the club losing control of the sale and serving of alcoholic beverages.

Correspondence:

Two letters in support and one letter opposed to the proposed project were presented to the Commission.

DC: gah
38351

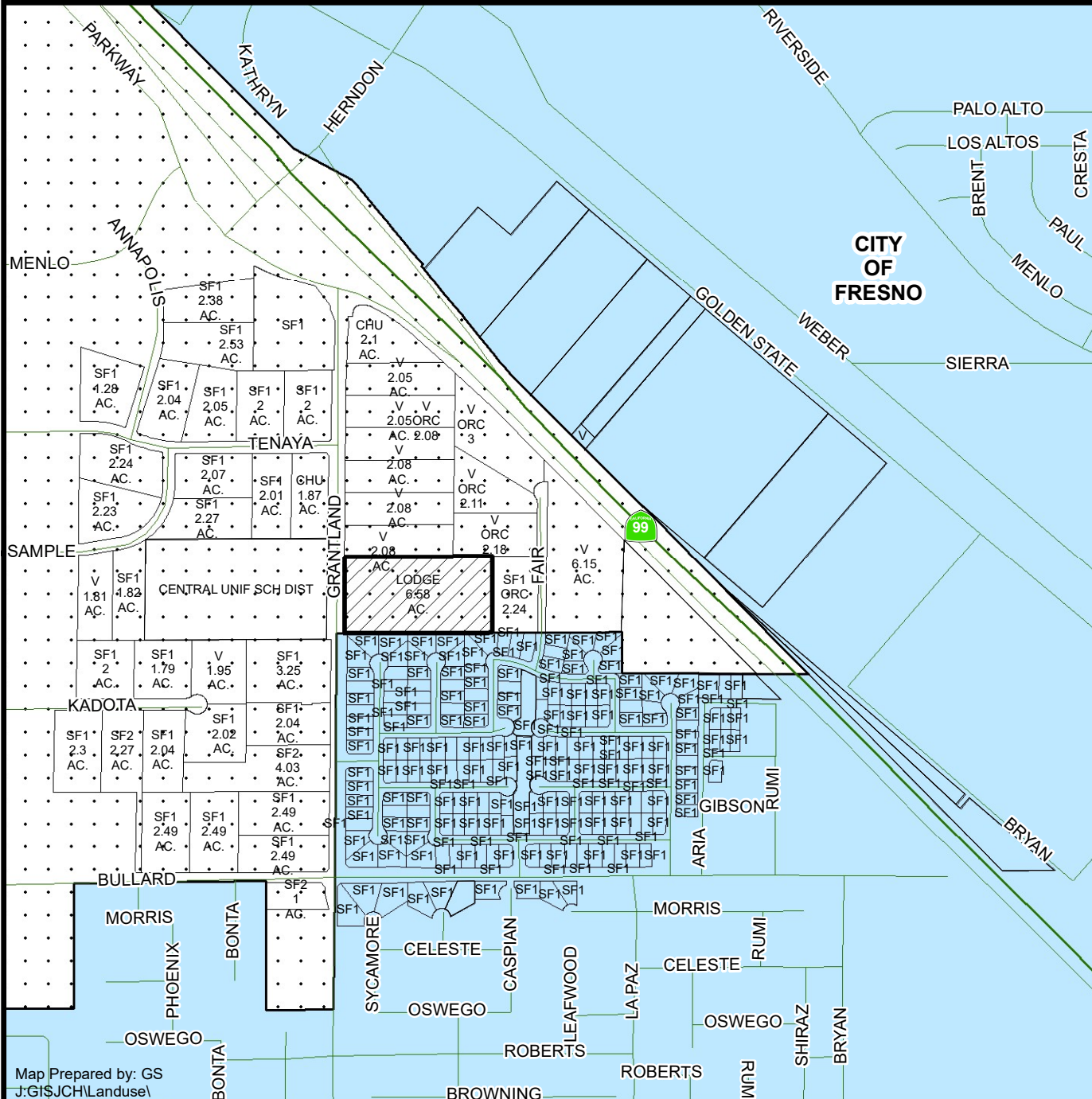
LOCATION MAP



Legend



City of Fresno Sphere of Influence

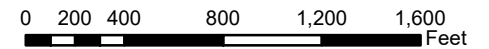
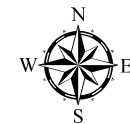
EXISTING LAND USE MAP



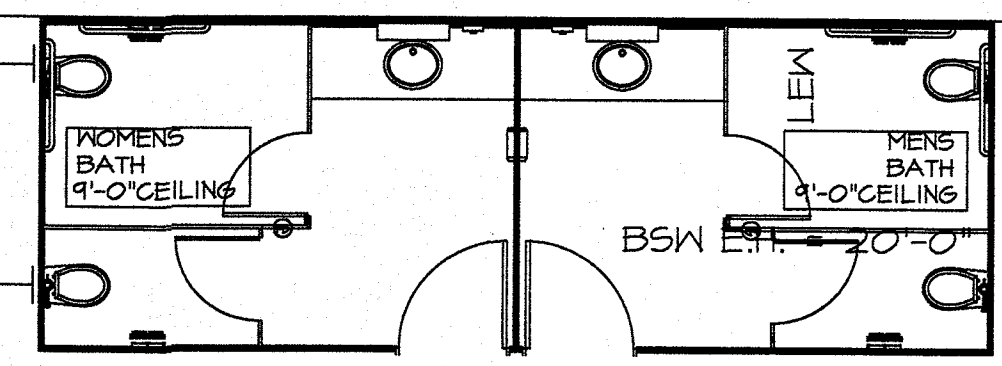
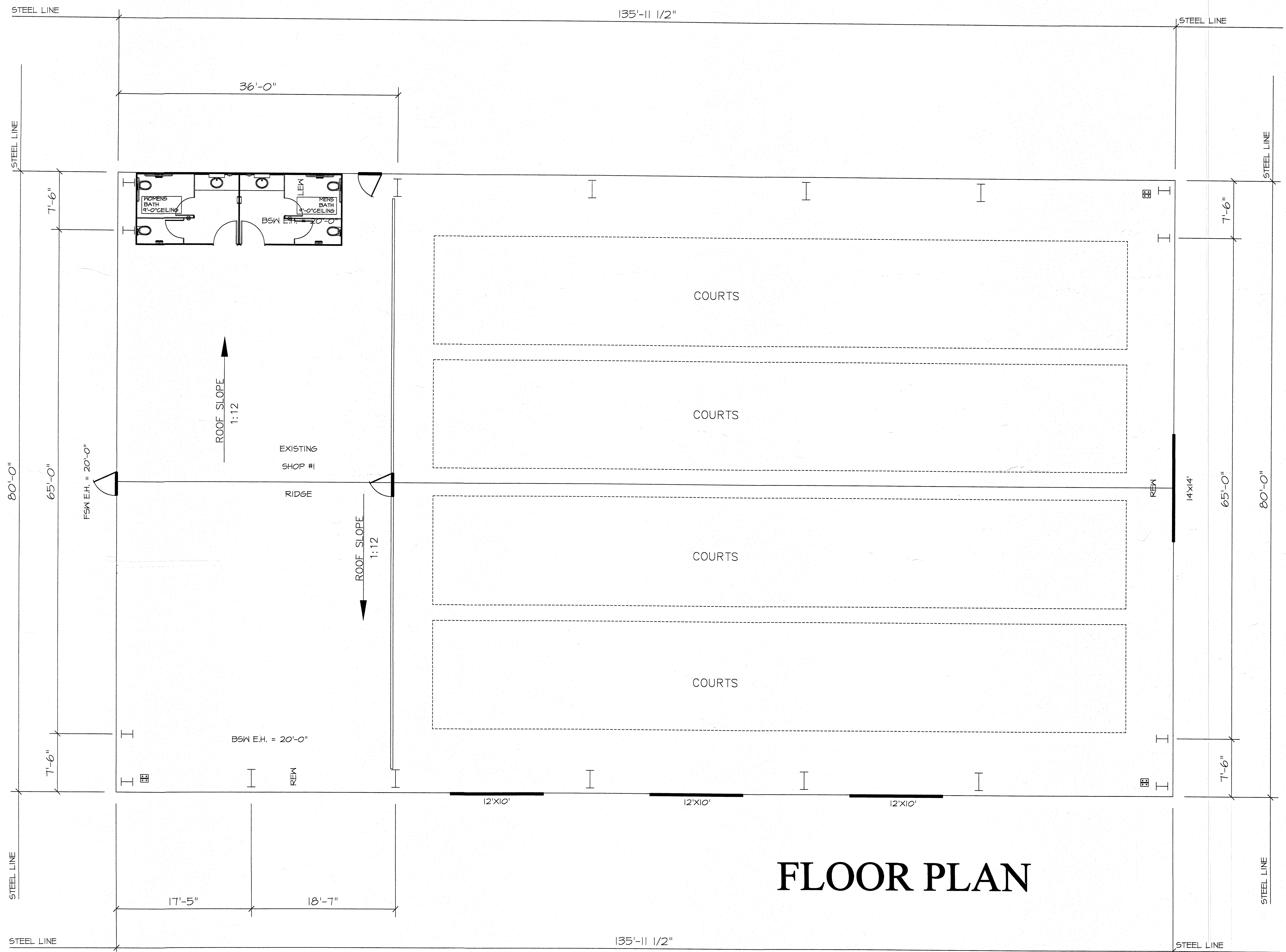
LEGEND	
ORC	- ORCHARD
CHU	- CHURCH
LODGE	
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

Legend

-  Subject Property
-  City of Fresno Sphere of Influence

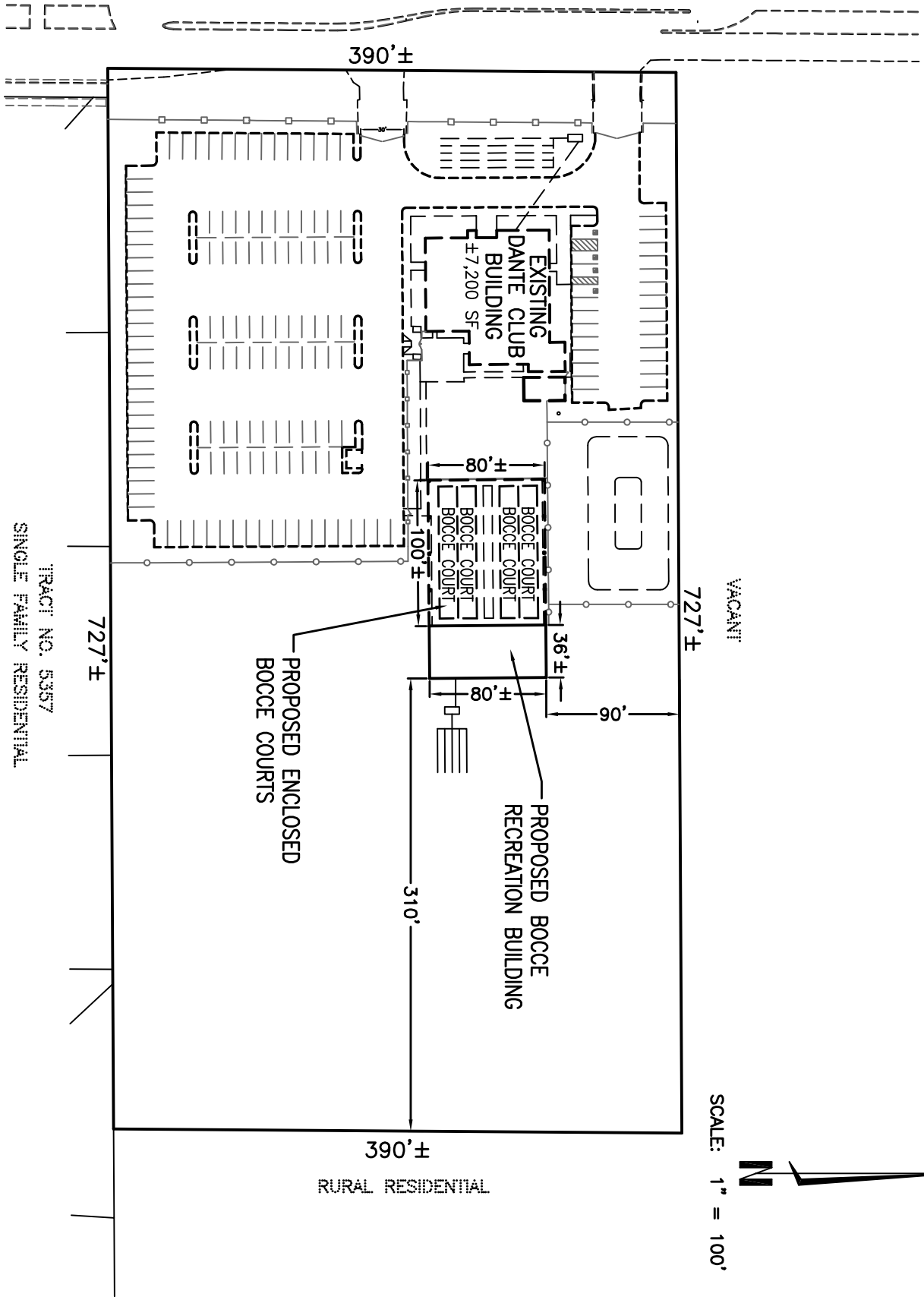


Department of Public Works and Planning
Development Services Division



FLOOR PLAN

NORTH GRANTLAND AVENUE

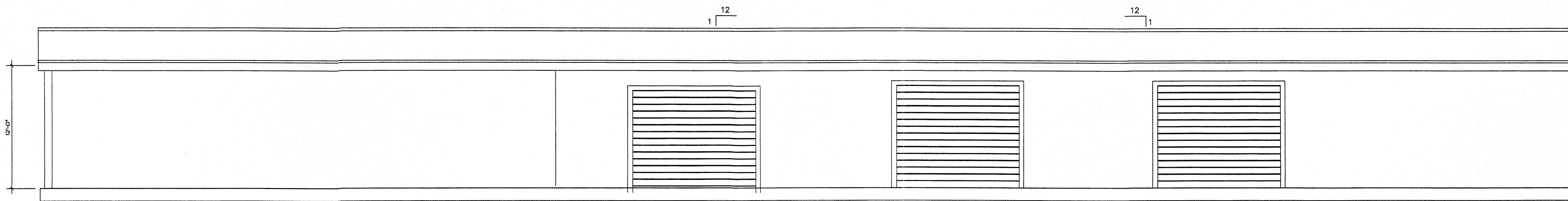


TRACT NO. 5357
SINGLE FAMILY RESIDENTIAL

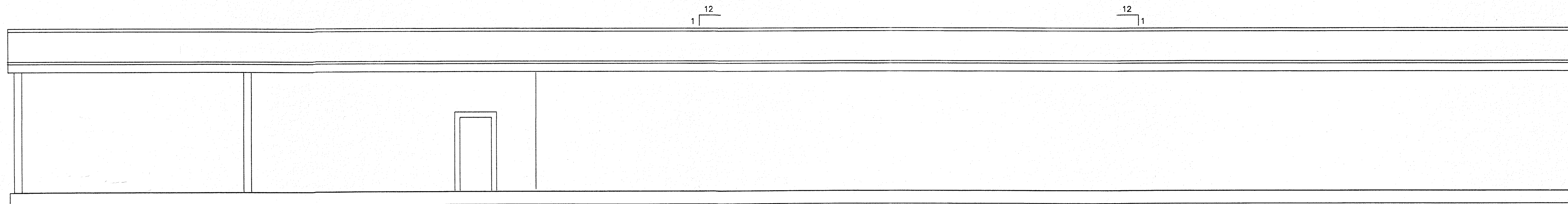
SCALE: 1" = 100'



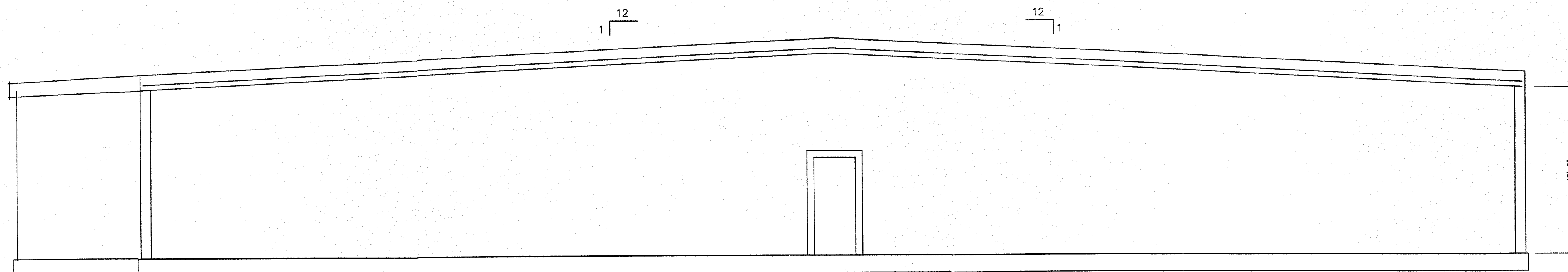
DATE: 3/18/20



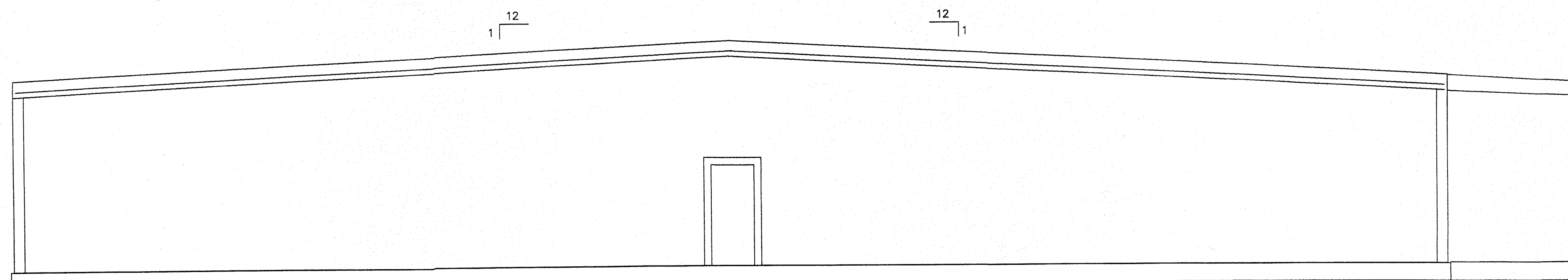
RIGHT ELEVATION



LEFT ELEVATION



FRONT' ELEVATION



REAR ELEVATION

Operational Statement
Classified Conditional Use Permit and Amendment
Dante Country Club

March 18, 2020

The Dante Club is a non-profit benefit organization. The Dante Country Club will provide Bocce ball courts for the recreational activity of the club members have a membership meeting every Thursday night throughout the year. The meetings being at 8 p.m. and usually have about fifty members in attendance. After the meeting, there is a dinner for club members and social activities that last until about midnight.

Bocce ball tournament games are usually scheduled for Thursday nights. For most tournaments, there will be about twenty, four-member teams with at least two games each week. The first game begins at approximately 6 p.m. and the last game ends at about 10 p.m. The tournaments last several months with a new one starting a week or two after a tournament ends. The spectators are club members not playing that week and attending the membership meeting. Portable benches are provided.

The country club will have the same social activities at the new location that it has had in the past. They are: Christmas Party for the children and grandchildren of members on a Sunday from 12 p.m. to 5 p.m.; a Valentine Day's dance on Friday or Saturday night on the weekend before Valentine's Day beginning at 7 p.m. and ending at about midnight; New Year's Eve party from 7 p.m. to 2 a.m. for members and guest; member and guest dinners about once a month, usually on a Thursday night, from 7 to 10 p.m. ; family picnics for members and guest on Saturday afternoon, once a year; and various functions to raise money for charities. Most of the above activities have about 200 people in attendance.

The country club facilities may be used on weekends and evenings by members, their families and guests. The number of people attending the activity will vary from fifty to the capacity of the building. The time of use will also vary by the type of event but will almost always be in the evening.

The country club has a limit on the number of members, which is currently 200. The country club has a "house man", who is a member of the club, and along with the Board of Directors is responsible for the day to day maintenance of the facilities. There are no employees.

The country club building will be constructed with plaster exterior and tile roof. The property will have parklike landscaping. The parking lot will be constructed with permanent asphalt pavement. One concrete monument sign approximately 3 feet high and 30 square feet will be placed along the frontage. The building will consist of a meeting hall and kitchen area. The parking lot and exterior of the building will have lighting. The Grantland Avenue fencing will be wrought iron and remaining property line fences will be chainlink.

Landscaping and parking lot maintenance is done weekly at varying hours.

There are no goods sold.

There are very few delivery vehicles. Deliveries are scheduled for late Thursday afternoon.

The equipment, which will all be indoors, with the exception for a barbecue, is maintenance equipment and food preparation equipment.

Solid and liquid waste will be similar to residential wastes. The estimate average water is approximately 500 gpd.

There are no existing structures on the site.

Operational Statement Amendment

The Dante Country Club proposes to construct a building that encloses the existing bocce courts and provides an additional area for the benefit of the membership and their families. The membership, along with their families and guests use the existing building for dinner and fundraising activities.

There are four (4) bocce courts east of (behind) the existing building. Bocce has become very popular within the club. There is a bocce "league" that consists of approximately 100 members. They play the sport of bocce on Thursday nights from April to October.

Bocce players and member spectators would use the new building to meet informally and use the courts on weekday nights and weekends. Only members will have access to the bocce courts and new building.

That portion of the building outside the bocce courts would be up to 3,000 square feet. This area will consist of a meeting area, small bar, restrooms, and a kitchen for preparation of snacks and meals prepared by members. There will be no employees or personnel added to the facility. The enclosed area of the bocce courts would be approximately 8,000 square feet.

There will be no additional landscaping, no outdoor sound amplification, and no new outdoor lighting.

Alcohol is proposed to be served in the small bar and an application to change the current license to include the new building has been submitted to Alcoholic Beverage Control.

The Dante Club will continue to promote Italian heritage, be family oriented and contribute to charitable organizations.