



County of Fresno

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

DATE: **March 25, 2021**

TO:

Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez/James Anders
Development Services and Capital Projects, Building & Safety/Plan Check, CASp, Attn: Dan Mather
Development Engineering, Attn: Kevin Nehring, Senior Engineer
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Nadia Lopez/Martin Querin/Wendy Nakagawa
Design Division, Special Projects/Road Projects, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst/Gloria Hensley
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager; Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu/Steven Rhodes
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief
Kings River Conservation District
North Kings GSA

FROM: Ethan Davis, Planner
Development Services and Capital Projects Division

SUBJECT: Director Review and Approval No. 4649 – 2nd Residence

APPLICANT: Ubaldo Garcia

DUE DATE: **April 9, 2021**

Allow a new 2962-sqft primary residence with an existing 1500-sqft home to remain as a second residence on a 22.76-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The project sites are located on the east side of Chestnut Avenue, approximately 670 feet north of its intersection with Lincoln Avenue. (Sup. Dist.:4) (APN:340-080-21).

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ethan Davis, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-9669 or thdavis@fresnocountyca.gov via email.

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Activity Code (Internal Review): **2392**

Enclosures



Fresno County Department of Public Works and Planning

Date Received:

(Application No.)

MAILING ADDRESS:

Department of Public Works and Planning
Development Services Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497
Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Empty box for description of proposed use or request.

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: EAST side of CHESTNUT AVE.
between E. LINCOLN AVE. and E. JEFFERSON AVE.
Street address: 5818 S. CHESTNUT AVE, FRESNO, CA 93725

APN: 340-080-21 Parcel size: 22.76 AC Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

Rosalio Pelayo (signature) declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

ROSALIO PELAYO 5818 S. CHESTNUT FRESNO, CA 93725 301-2981
Owner (Print or Type) Address City Zip Phone

11
Applicant (Print or Type) Address City Zip Phone

UBALDO GARCIA 156 ASILOMAR DR. MADERA, CA 93637 871-5534
Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: VILLADIUBALDO@HOTMAIL.COM

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$
Health Department Review: Fee: \$
Received By: Invoice No.: TOTAL: \$

UTILITIES AVAILABLE:

WATER: Yes [] / No [X]
Agency:
SEWER: Yes [] / No [X]
Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: - T S/R E

Related Application(s):
Zone District:
Parcel Size:

APN # - -
APN # - -
APN # - -
APN # - -

2

RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No. 244951-DW
Title Order No. 00244951

When Recorded Mail Document
and Tax Statement To:
Rosalio Pelayo
4364 W. Cornell Ave
Fresno, CA 93722



FRESNO County Recorder
Robert C. Werner

DOC- 2003-0255714

Acct 4-Fidelity National Title Company

Wednesday, OCT 22, 2003 08:00:00

Ttl Pd \$171.70

Nbr-0001289006

rgR/R7/1-2

APN: 340-080-21

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$161.70

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Kenneth D. Adair and Arlene L. Adair, Husband and Wife as Joint Tenants

hereby GRANT(S) to Rosalio Pelayo and Lourdes R. Pelayo,
Husband and Wife as Joint Tenants

the following described real property in the County of Fresno, State of California:
SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

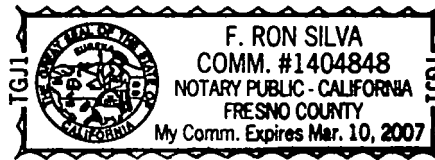
DATED: April 22, 2003

STATE OF CALIFORNIA
COUNTY OF FRESNO
ON 4-29-03 before me,
F. Ron Silva personally appeared
Kenneth D. Adair and
Arlene L. Adair

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Kenneth D. Adair

Arlene L. Adair



Witness my hand and official seal.

Signature

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "ONE"

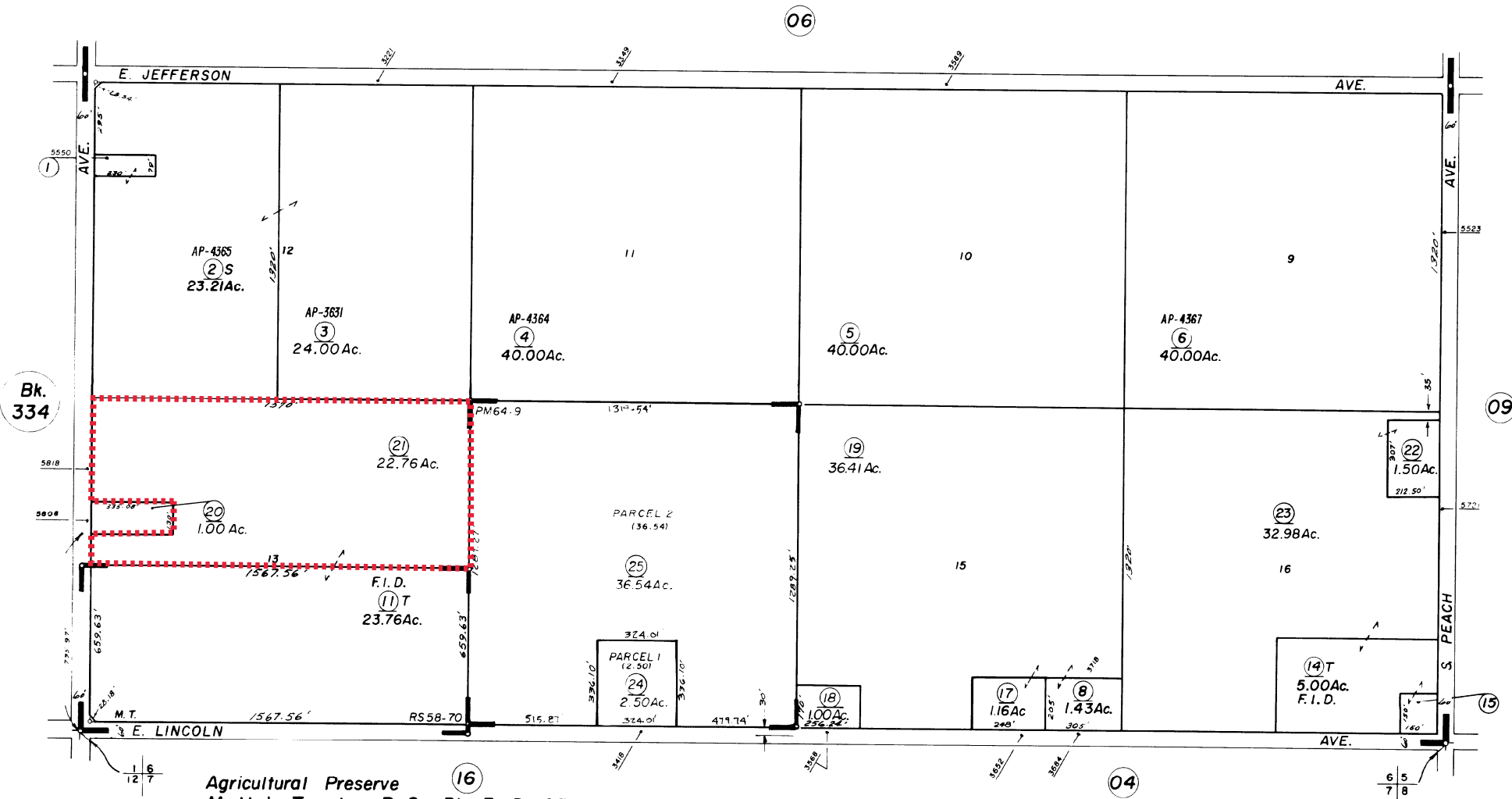
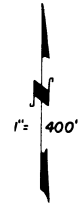
The North Half of Lot 13 of Mattei Tract, according to the map thereof recorded in Book 3 page 23 of Record of Surveys, Fresno County Records.

Excepting therefrom that portion as follows:

Commencing at the Southwest corner of said Section 6, thence North 0°00'00" East, and along the West line of said Section a distance of 795.97 feet to the TRUE POINT OF BEGINNING of this description; thence continuing North 0°00'00" East, and along said line a distance of 130.00 feet thence North 89°35'45" East and parallel to the South line of said Section, a distance of 365.08 feet; thence South 0°00'00" West, and parallel with the West line of said Section, a distance of 130.00 feet; thence South 89°35'45" West, and parallel with the South line of said Section, a distance of 365.08 feet, more or less, to the TRUE POINT OF BEGINNING OF THE DESCRIPTION.

Assessor's Parcel No: 340-080-21

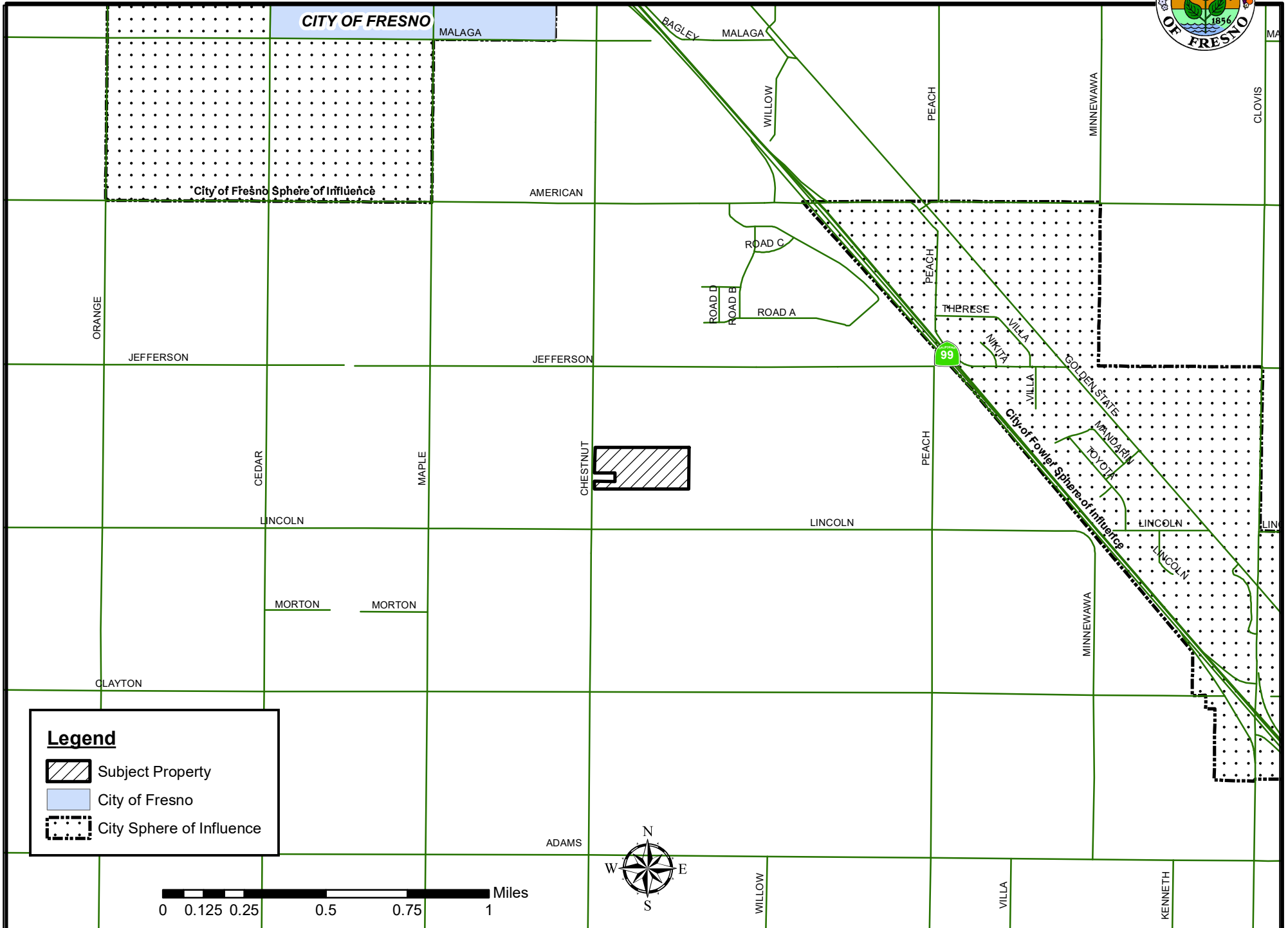
— NOTE —
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.






Assessor's Map Bk. 340-Pg. 08
County of Fresno, Calif.

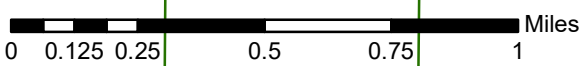
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

LOCATION MAP

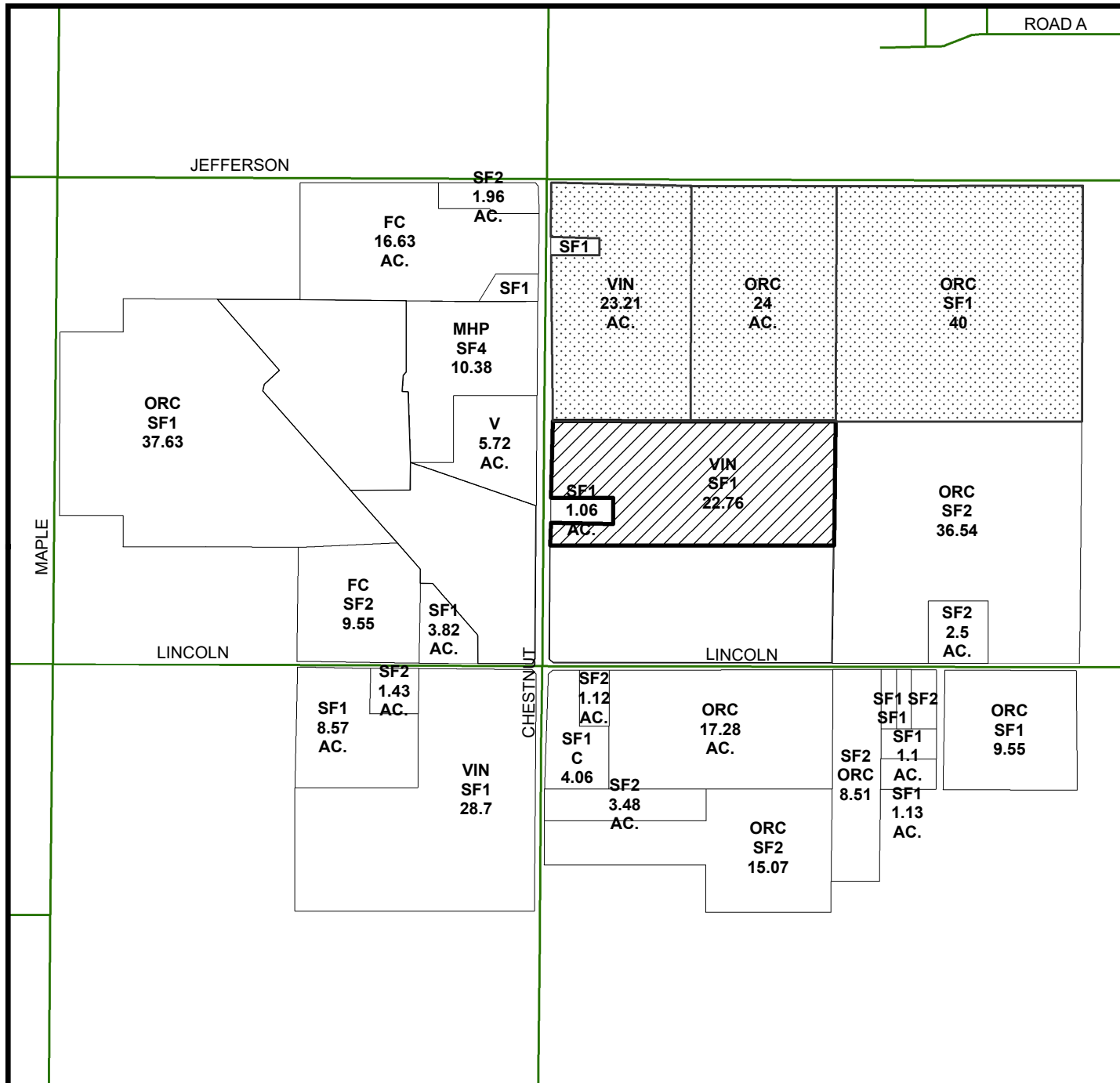


Legend

-  Subject Property
-  City of Fresno
-  City Sphere of Influence



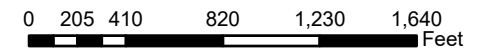
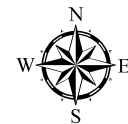
EXISTING LAND USE MAP



LEGEND	
C	COMMERCIAL
FC	FIELD CROP
MHP	MOBILE HOME PARK
ORC	ORCHARD
SF#	SINGLE FAMILY RESIDENCE
V	VACANT
VIN	VINEYARD

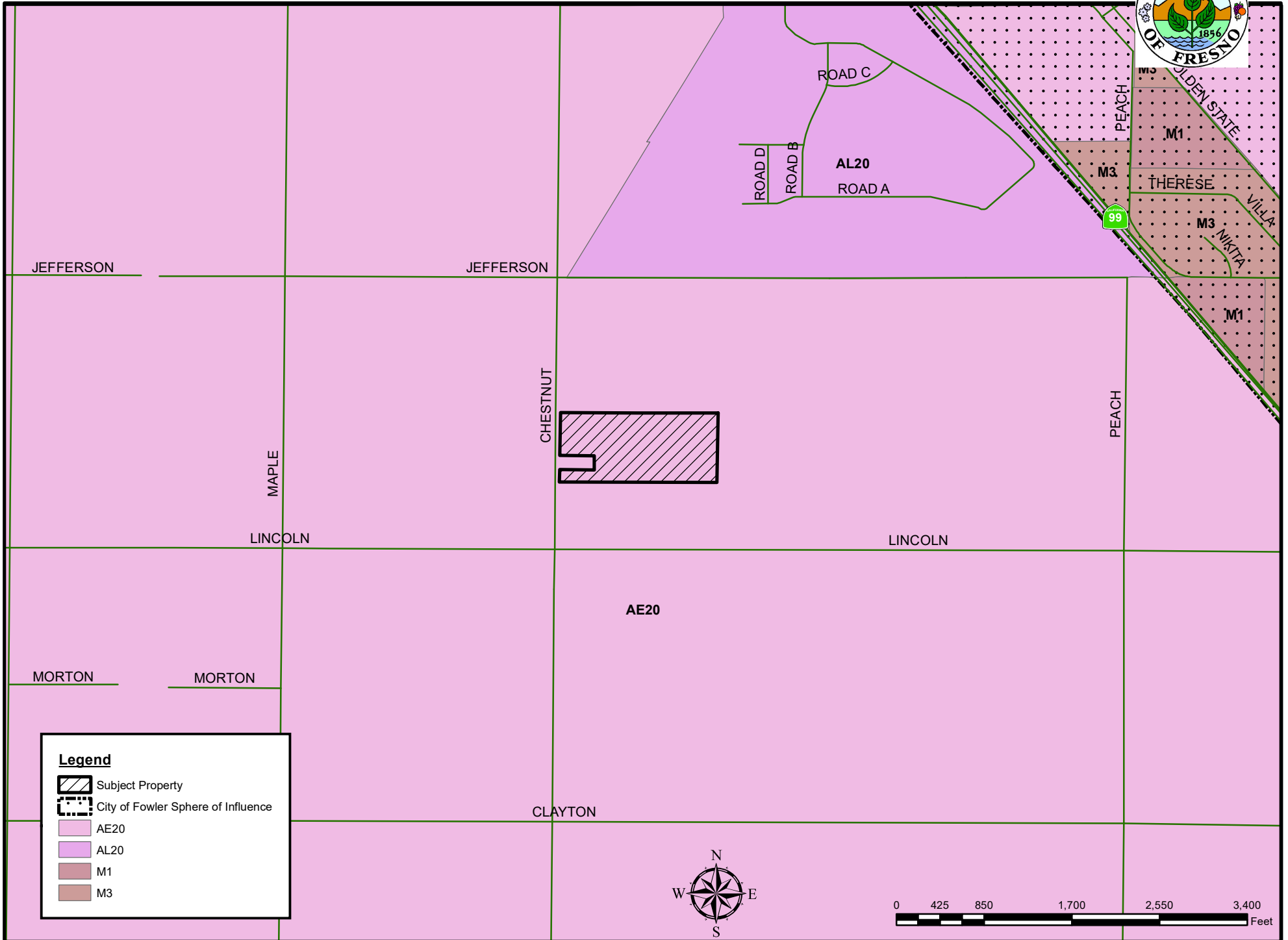
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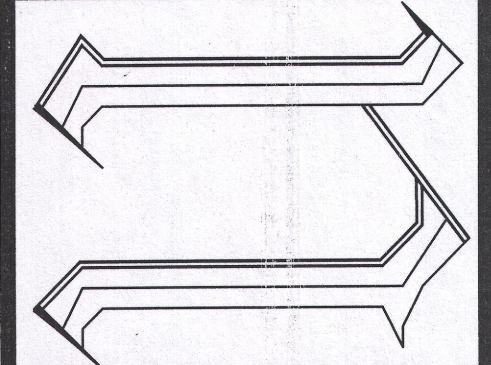
-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning
Development Services Division

EXISTING ZONING MAP



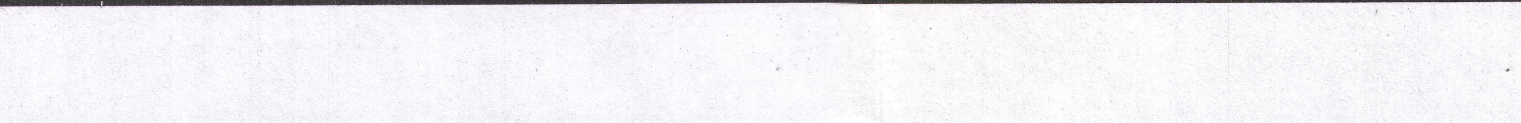
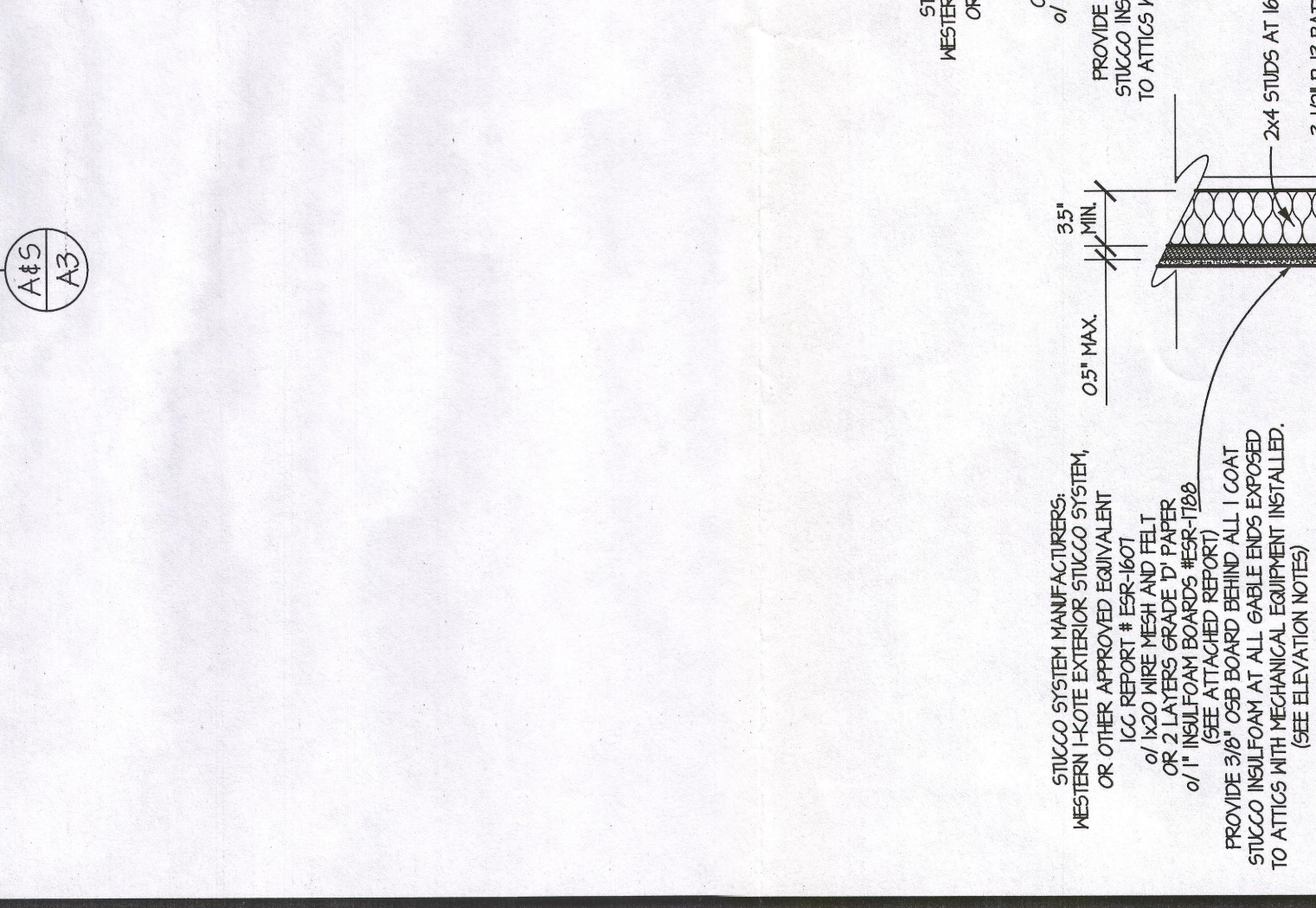
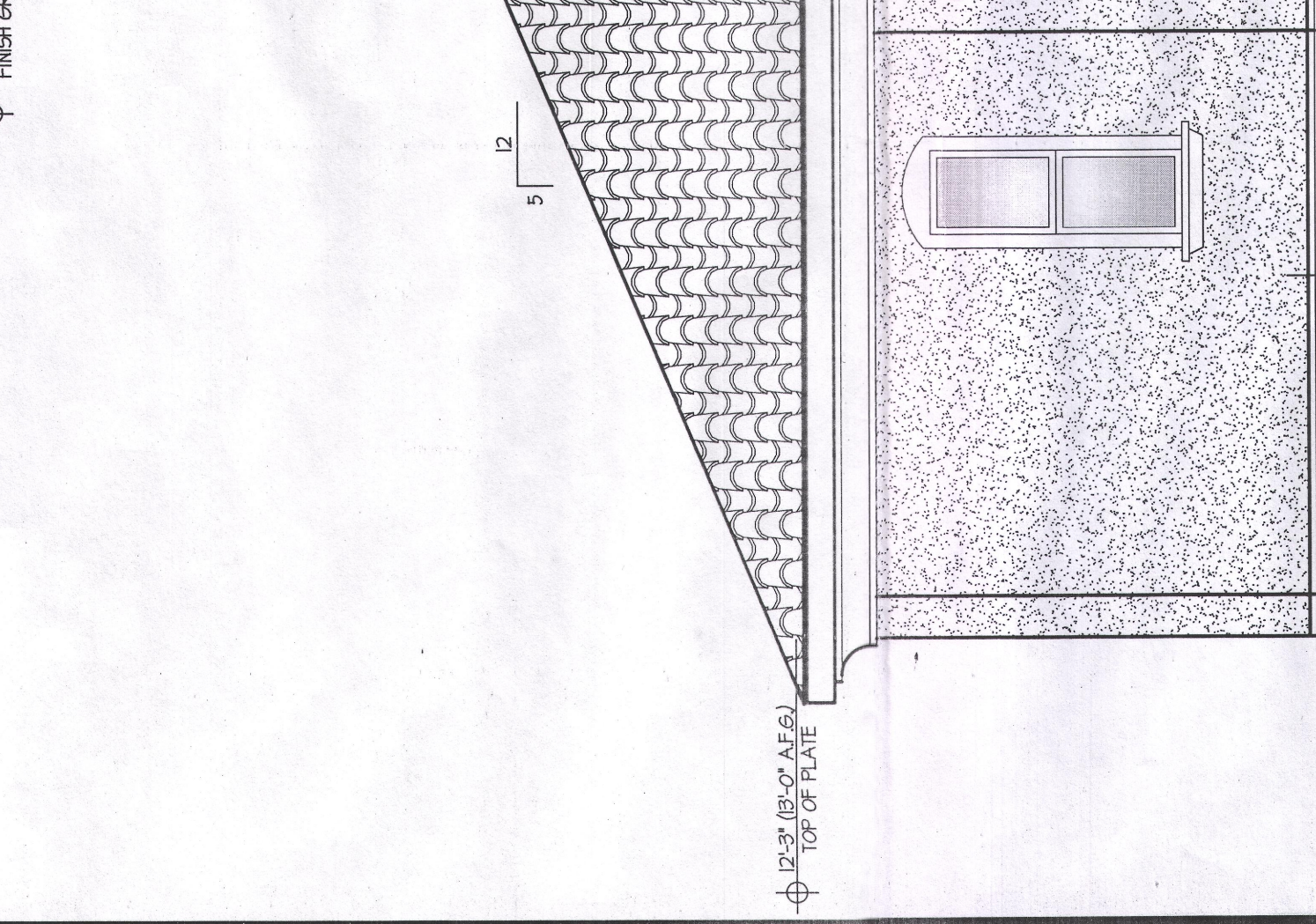
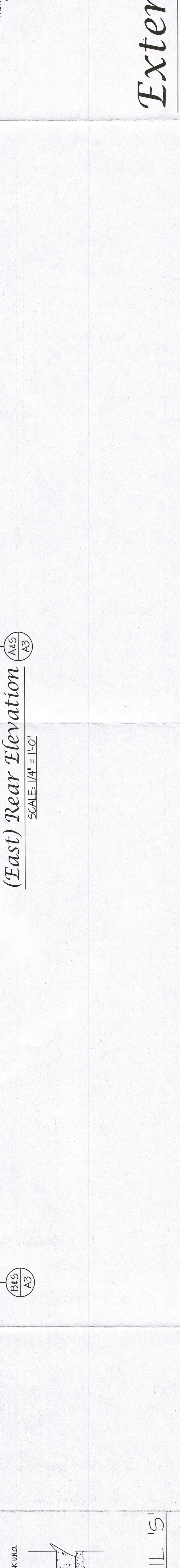
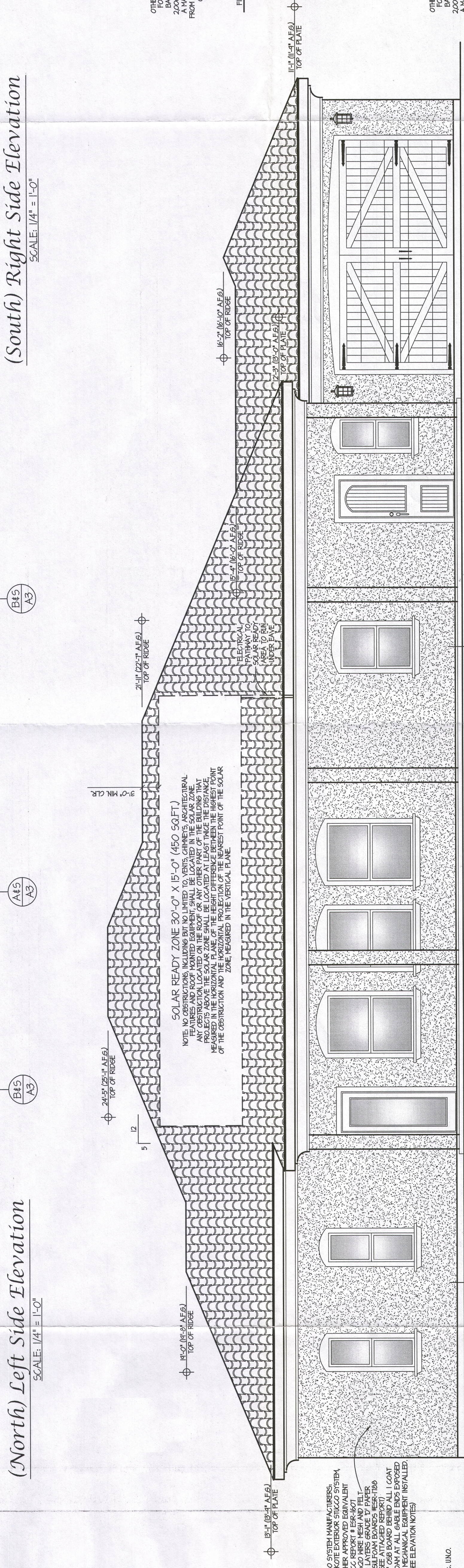
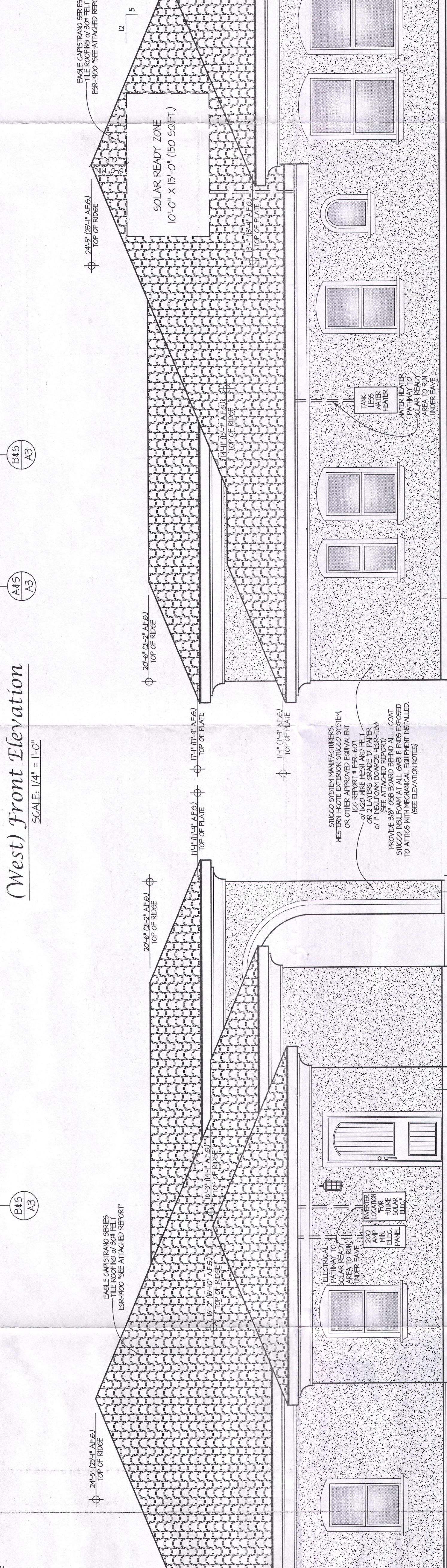
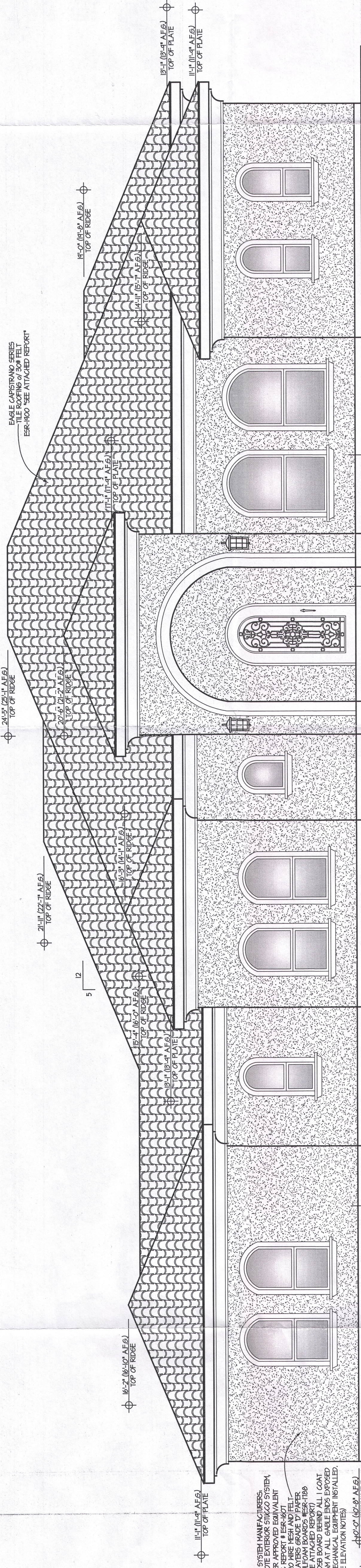
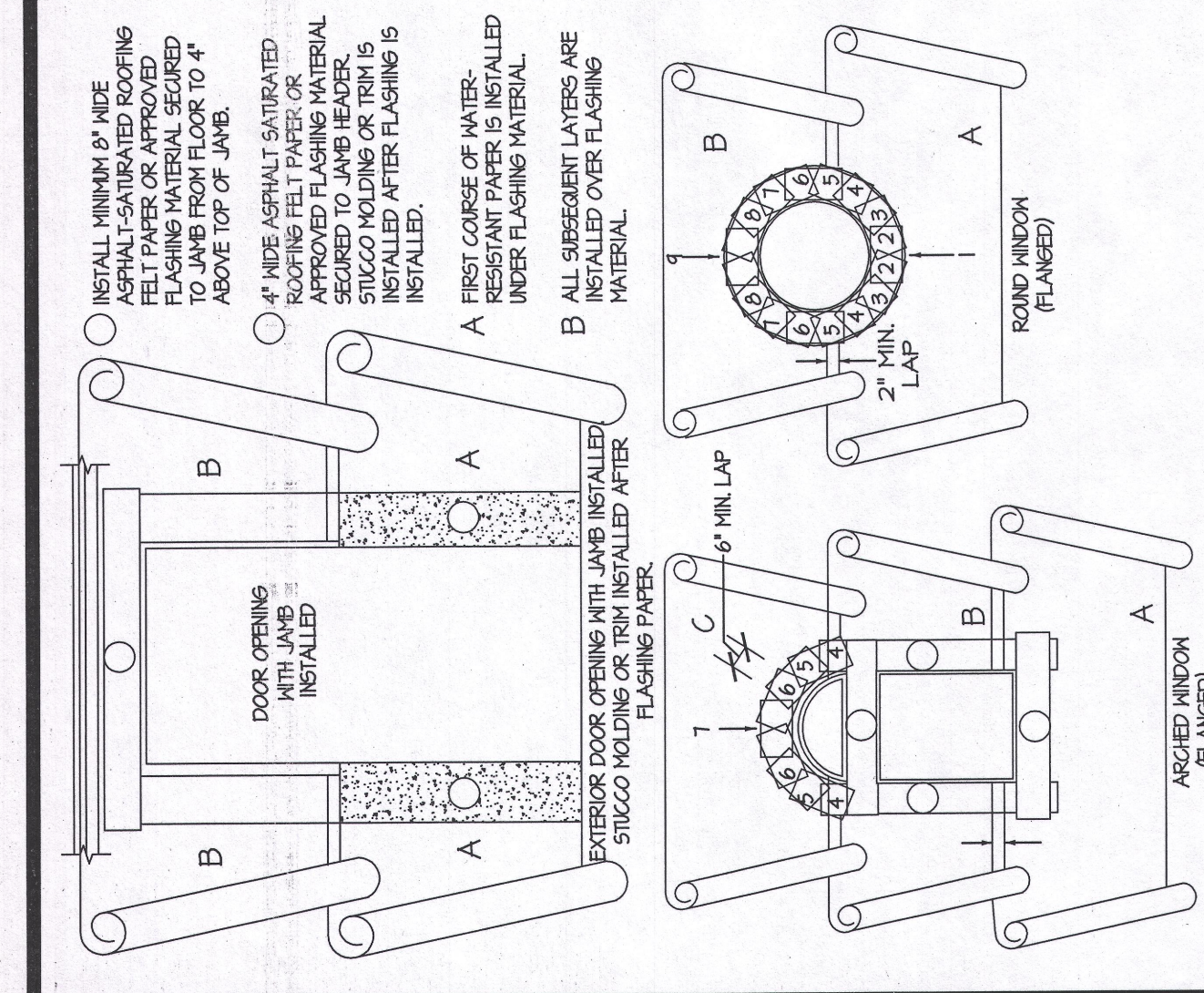


Villa Di Nibaldo
 Architecture, Engineering & Development
 Ubaldo Garcia Hernandez
 Architect Lic. No. C-35319
 Tel. (659) 871-5534
 Email: vllahubaldo@hotmail.com
 PO BOX 925
 MADERA, CA 93639



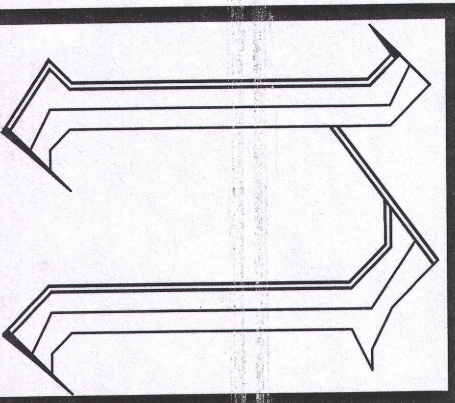
OWNER/BUILDER:
 ROSALIO PELAYO
 5818 SOUTH CHESTNUT AVENUE
 FRESNO, CA 93725
 Phone: (559) 301-2981
 pelayofamily@yahoo.com
 DATE: 7/19/2020
 JOB NO.: 1/4" = 1'-0"
 SHEET: PELAYO RESIDENCE

A3



Exterior Elevations
 Weep Screenshot Detail 'B'

ONE COAT STUCCO DETAIL 'S'



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PO BOX 925
 MADRA, CA 93639
 OWNER/BUILDER:
 ROSALIO PELAYO
 5818 SOUTH CHESTNUT AVENUE
 FRESNO, CA 93725
 Phone: (569) 301-2981
 PelayoFamily@yahoo.com
 DATE: 7/9/2020
 DRAWN BY: JPH
 1/4" = 1'-0"
 JOB NO.:
 SHEET: PELAYO RESIDENCE

A1

Wall Legend
 - 2x4 STUDS AT 16" o.c. (TYP.)
 - 2x6 STUDS AT 24" o.c. (TYP.)

NOTE:
 1. REFER TO ALL APPLICABLE CODES.
 2. 2019 CALIFORNIA MECHANICAL CODE (CMC)
 3. 2019 CALIFORNIA ELECTRICAL CODE (CEC)
 4. 2019 CALIFORNIA BUILDING CODE (CBC)
 5. 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)

T-24 ENERGY COMPLIANCE COMPONENTS

2x4 STUDS AT 16" O.C. WALL INSULATION R-8
2x6 STUDS AT 24" O.C. WALL INSULATION R-8
ATLANTIC FLOOR INSULATION R-5
MECHANICAL INSULATION R-5
5/8" MIN. TYPICAL INSULATION AT ALL EXTERIOR WALLS
INSULATION AT ALL EXTERIOR WALLS
ROOF TILES TO HAVE AN R-10 AIR GAP FROM ROOF TILE TO ROOF TRUSS PER MANUFACTURER'S SPECIFICATIONS

REQUIRED SPECIAL FEATURES

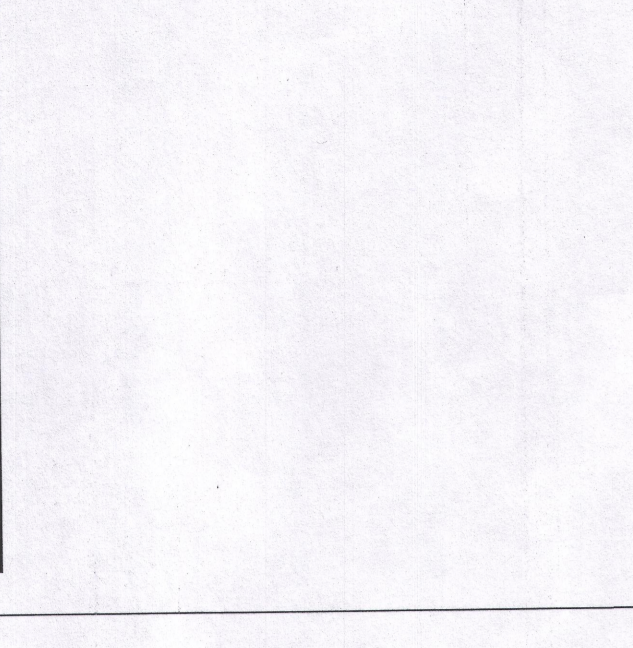
- 2x SYSTEM, 1/2" RIGID
- INSULATION BELOW ROOF TRUSS
- MECHANICAL INSULATION R-5
- 5/8" MIN. TYPICAL INSULATION AT ALL EXTERIOR WALLS
- INSULATION AT ALL EXTERIOR WALLS
- ROOF TILES TO HAVE AN R-10 AIR GAP FROM ROOF TILE TO ROOF TRUSS PER MANUFACTURER'S SPECIFICATIONS

HERS FEATURE SUMMARY

- QUALITY INSULATION INSTALLATION (QI)
- MECHANICAL VENTILATION
- AIR LEAKAGE TEST AND FAN EFFICIENCY
- VERIFIED REFRIGERANT CHARGE
- VERIFIED SEER
- MECHANICAL SYSTEM VERIFICATIONS
- PLUMBING SYSTEM VERIFICATIONS
- ELECTRICAL SYSTEM VERIFICATIONS
- DOMESTIC HOT WATER SYSTEM VERIFICATIONS
- NONE
- NONE

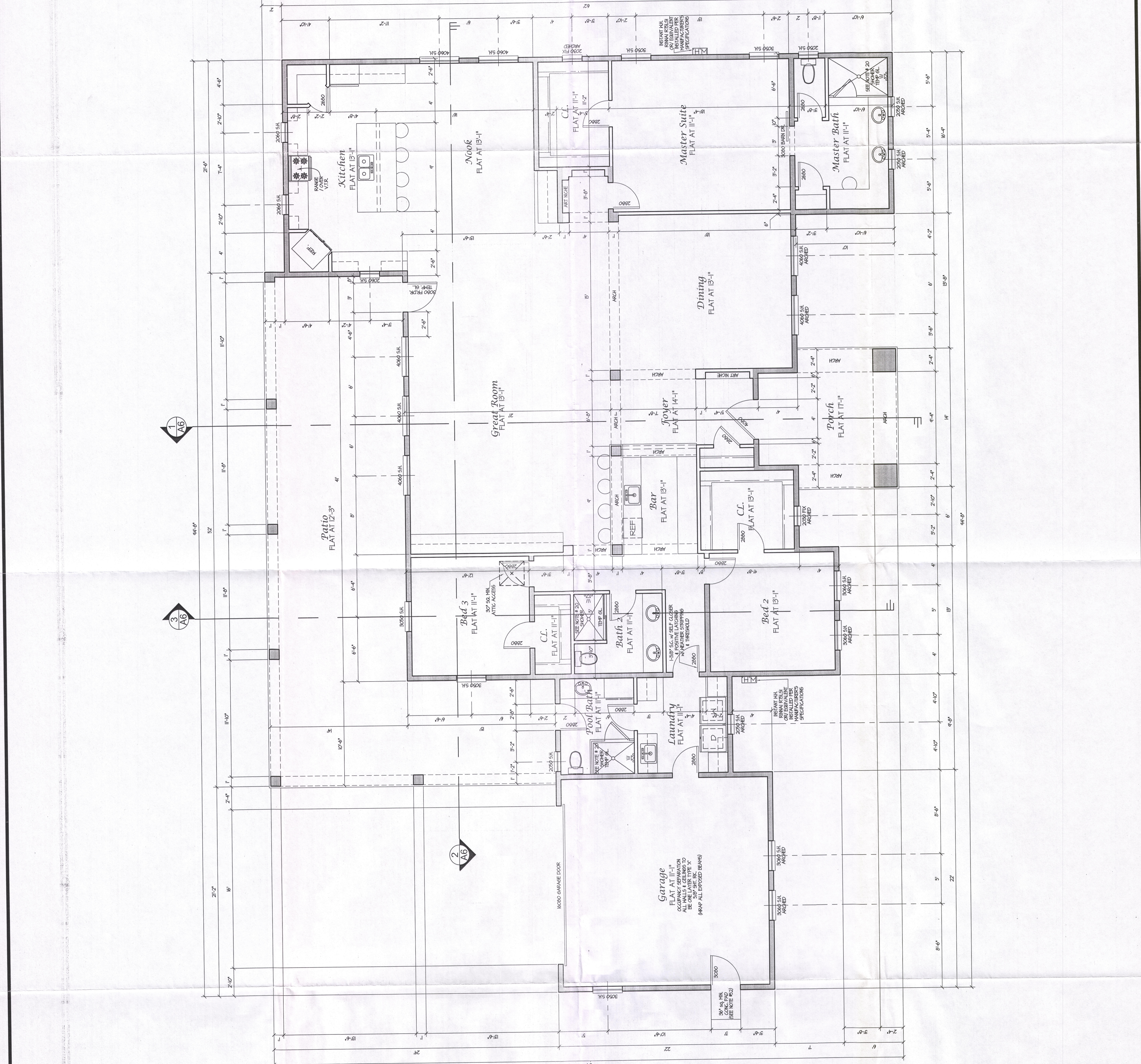
EQUIPMENT SCHEDULE

CONDENSER UNIT - MODEL M4240-010T (SEE A/E)
4200 BTU COOLING CAPACITY
80% EFFICIENCY (SEE A/E)
18" MIN. CLEARANCE ABOVE UNIT
25" MIN. CLEARANCE TO THE SIDE
25" MIN. CLEARANCE TO THE FRONT
25" MIN. CLEARANCE TO THE REAR
25" MIN. CLEARANCE TO THE TOP
25" MIN. CLEARANCE TO THE BOTTOM
25" MIN. CLEARANCE TO THE OUTSIDE
25" MIN. CLEARANCE TO THE INSIDE
25" MIN. CLEARANCE TO THE ADJACENT ROOM
25" MIN. CLEARANCE TO THE ADJACENT WALL
25" MIN. CLEARANCE TO THE ADJACENT CEILING
25" MIN. CLEARANCE TO THE ADJACENT FLOOR
25" MIN. CLEARANCE TO THE ADJACENT DOOR
25" MIN. CLEARANCE TO THE ADJACENT WINDOW
25" MIN. CLEARANCE TO THE ADJACENT STAIR
25" MIN. CLEARANCE TO THE ADJACENT ELEVATOR
25" MIN. CLEARANCE TO THE ADJACENT HALL
25" MIN. CLEARANCE TO THE ADJACENT BATH
25" MIN. CLEARANCE TO THE ADJACENT KITCHEN
25" MIN. CLEARANCE TO THE ADJACENT DINING
25" MIN. CLEARANCE TO THE ADJACENT LIVING
25" MIN. CLEARANCE TO THE ADJACENT BEDROOM
25" MIN. CLEARANCE TO THE ADJACENT PORCH
25" MIN. CLEARANCE TO THE ADJACENT PATIO
25" MIN. CLEARANCE TO THE ADJACENT GARAGE
25" MIN. CLEARANCE TO THE ADJACENT DRIVEWAY
25" MIN. CLEARANCE TO THE ADJACENT STREET
25" MIN. CLEARANCE TO THE ADJACENT PARKING
25" MIN. CLEARANCE TO THE ADJACENT LOT
25" MIN. CLEARANCE TO THE ADJACENT NEIGHBORHOOD
25" MIN. CLEARANCE TO THE ADJACENT CITY
25" MIN. CLEARANCE TO THE ADJACENT STATE
25" MIN. CLEARANCE TO THE ADJACENT COUNTRY
25" MIN. CLEARANCE TO THE ADJACENT WORLD



Area:

RESIDENCE:	2,962 sq. ft.
GARAGE:	441 sq. ft.
POOL BATH & LAUNDRY:	674 sq. ft.
PORCH:	677 sq. ft.
TOTAL:	4,754 sq. ft.



GENERAL NOTES

1. JOB CARD TO BE AVAILABLE FOR SEENERS & JOB SITE.
2. PROVIDE A PERMANENT COPY OF THE JOB CARD TO THE OWNER.
3. PROVIDE A CERTIFICATE OF CORRECT INSTALLATION TO THE OWNER.
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(B) TOP PLATE SPLICE DETAIL

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OWNER/BUILDER:

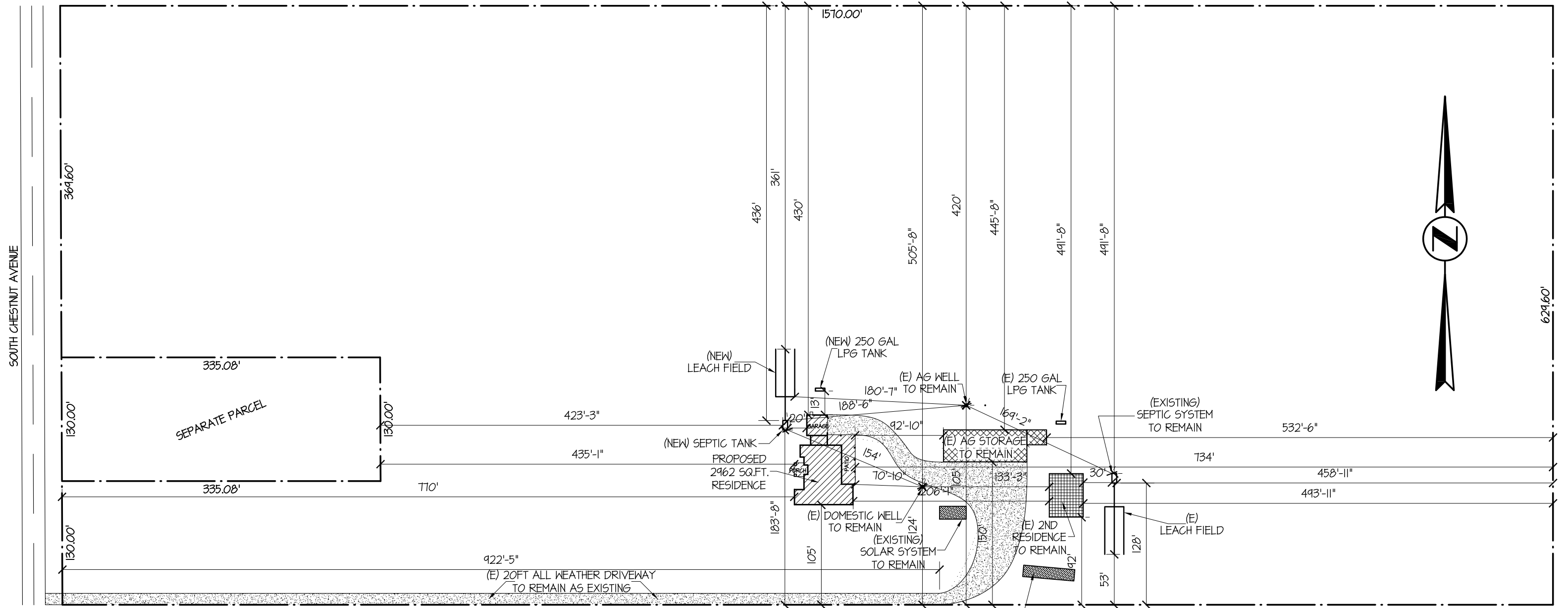
ROSALIO PELAYO
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ARCHITECT

UBALDO GARCIA HERNANDEZ
Licensed Architect
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MADERA, CA 93639
(559) 871-5534

APN: 340-080-21

Site Address:
5818 S. CHESTNUT AVE.
FRESNO, CA 93725
Construction Type = VB
Occupancy = R-3/U



Site Plan
SCALE: 1" = 100'-0"















