



# County of Fresno

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

## ADDENDUM

### Planning Commission Staff Report Agenda Item No. 7 May 20, 2021

**SUBJECT:** Environmental Review No. 8008 and Variance Application No. 4102

Allow the reduction of the front-yard setback to allow a 20' x 20' carport 15-feet (35-feet required) from the front property line.

**LOCATION:** The subject parcel is located on the east side of Arcade Avenue, approximately 100-feet from the intersection of Arcade Avenue and Fairmont Avenue. (APN: 425-141-09) (Address: 4866 N. Arcade Avenue, Fresno).

**OWNER:** Bart & Nancy Ramentas

**APPLICANT:** Bart & Nancy Ramentas

**STAFF CONTACT:** Ethan Davis, Planner  
(559) 600-9669

David Randall, Senior Planner  
(559) 600-4052

**RECOMMENDATION:**

- Deny Variance Application No. 4102 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**EXHIBITS:**

1. Staff Report and Exhibits Dates April 22, 2021
2. Fig Garden Homeowners Association Letter
3. Letter of Support

4. Applicant Map of Carports in Fig Garden Area
5. Applicant Photos of Existing Carports

**ENVIRONMENTAL ANALYSIS:**

It has been determined pursuant to Section 15061(b) of the California Environmental Quality Act (CEQA) guidelines, that the proposed project will not have a significant effect on the environment and is not subject to CEQA.

**PUBLIC NOTICE:**

Notices were sent to 79 property owners within 600 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

A motion made by the Planning Commission at the April 22, 2021 hearing to continue this item to a date certain was passed and scheduled to be taken before the Planning Commission on the May 20, 2021 hearing.

**PROCEDURAL CONSIDERATIONS:**

A Variance may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 877 are made by the Planning Commission.

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

**BACKGROUND INFORMATION:**

This item was originally heard at the April 22, 2021 Planning Commission hearing and was continued at the request of the Commission. The Staff Report and Exhibits, dated April 22, 2021, are included as Exhibit 1.

**PUBLIC COMMENT:**

At the April 22, 2021 Planning Commission hearing, one member of the public spoke in support of the application. One letter of opposition was mailed in and included in Exhibit 1.

**CONCLUSION:**

Based on the factors cited in the analysis, staff believes the required Findings for granting the Variance Application can't be made. Staff therefore recommends Denial of Variance Application No. 4102.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Denial Action)

- Move to determine that the required Findings cannot be made (as stipulated by Staff) and move to deny Variance Application No. 4102; and



- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Alternative Motion** (Approval Action)

- Move to determine the required Findings can be made (state basis for making the findings) and move to approve Variance Application No. 4102, subject to the Conditions of Approval listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

ED:

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# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 3 April 22, 2021

**SUBJECT:** Environmental Review No. 8008 and Variance Application No. 4102

**DESCRIPTION:** Allow the reduction of the front-yard setback to allow a 20' x 20' carport 15-feet (35-feet required) from the front property line.

**LOCATION:** The subject parcel is located on the east side of Arcade Avenue, approximately 100-feet from the intersection of Arcade Avenue and Fairmont Avenue. (APN: 425-141-09) (Address: 4866 N. Arcade Avenue, Fresno).

**OWNER:** Bart & Nancy Ramentas

**APPLICANT:** Bart & Nancy Ramentas

**STAFF CONTACT:** Ethan Davis, Planner  
(559) 600-9669

David Randall, Senior Planner  
(559) 600-4052

### RECOMMENDATION:

- Deny Variance Application No. 4102 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

### EXHIBITS:

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Surrounding Variance Map

6. Site Plans and Detail Drawings
7. Applicant's Variance Findings
8. Public Comment Letter

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Residential	No Change
Zoning	R1B (Single-Family Residential)	No Change
Parcel Size	0.34-acres	No Change
Structural Improvements	Single-Family Residence	Addition of an attached carport
Nearest Residence	Approximately 20 feet	Approximately 20 feet
Operational Features	Single-Family residence	No Change

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

**ENVIRONMENTAL ANALYSIS:**

It has been determined pursuant to Section 15061(b) of the California Environmental Quality Act (CEQA) guidelines, that the proposed project will not have a significant effect on the environment and is not subject to CEQA.

**PUBLIC NOTICE:**

Notices were sent to 79 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 Variance may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 877 are made by the Planning Commission.

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

**PROCEDURAL CONSIDERATIONS:**

Surrounding Variances in the Area:

<b>Application/Request</b>	<b>Date of Action</b>	<b>Staff Recommendation</b>	<b>Final Action</b>
VA No. 2880: Allow a 4-foot side yard setback	December 6, 1984	Approval	PC Approved
VA 3102: Allow a swimming pool with a 3-	August 27, 1987	Approval	PC Approved

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

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	Front: 35-feet Side: 10-feet Rear: 20-feet	Front: 15- feet Side: 10-feet Rear: 20-feet	N
Parking	One covered parking space	No Change	Y
Lot Coverage	30% lot coverage	No Change	Y
Space Between Buildings	6-feet	N/A	Y
Wall Requirements	6-feet	No Change	Y
Septic Replacement Area	City Sewer	No Change	Y
Water Well Separation	City Water	No Change	Y

**Reviewing Agency/Department Comments Finding 1:**

There were no comments from reviewing agencies or County Departments regarding the project.

**Finding 1 Analysis:**

In support of Finding 1, the Applicant states that one of the main reasons they purchased the home was its dense vegetation and mature redwoods. The trees are a central feature of the home and heavily treed neighborhood. The alignment of the driveway is such that the prevailing winds blow excessive debris from the mature vegetation onto the vehicles and cover the walkways creating a walking hazard as well as damaging the vehicles exterior. Construction of the proposed carport would allow for the protection of vehicles parked in the driveway and provide a safer access from the home without having to remove any of the pre-existing landscape. They also note that the parcel is located on a curved street.

Staff determined that the existing foliage is typical of the area and the level of growth may be reduced as desired by the property owner. Hence it is not a permanent or unique situation. The curvature of the street is not significant the rear and front of the lot does not have a significant taper. The Zoning Ordinance defines a curved street as having a center radius less than 250 feet. The street frontage along the parcel has a center radius of 987 feet; and as such is not

defined as a curved street, which allows a reduced setback of 25-feet. The street curvature is common to others similarly curved streets in the area, it is not a unique situation.

**Recommended Conditions of Approval:**

*None*

**Conclusion Finding 1:**

Based on the above analysis that the situation is not exceptional or extraordinary, Finding 1 cannot be made.

**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 Agency/Department Comments Finding 2:**

There were no comments from reviewing agencies or County Departments regarding the project.

**Analysis Finding 2:**

In support of Finding 2, the Applicant states that the property is on a curved street which has a front yard setback of 25-feet. The applicant contends the addition of the carport would not be unsightly as it would be consistent with the neighborhood as there are other carports and structures in the area that encroach into the setback. The applicant listed 6 other situations that he indicated construed similar circumstances.

Staff notes that 2 of the 6 sites referred to are Variances granted in 1984 & 1987 for side yard setbacks and are listed in the background section above. The remainders are either violations or may have predated setback requirements. Every variance is considered on its on merit; the previous side yard situations have limited relevance to this situation. Violations of the Zoning Ordinance, reported or unreported to the County, do not set a precedence, as they are not a right that the properties enjoy and are subject to abatement.

The lot is not on a curved street, as defined by the Zoning ordinance, and street curvature is common to others similarly curved streets in the area; it does not constitute a substantial property right issue as the setback is applicable to all other lots on similarly curved streets in the area.

**Recommended Conditions of Approval:**

*None*

**Conclusion Finding 2:**

Finding 2 cannot be made as there is no substantial property right that is possessed by others in the area relative to the application for the Variance.

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

**Reviewing Agency/Department Comments:**

There were no comments from reviewing agencies or County Departments regarding the project.

**Analysis finding 3:**

In support of Finding 3, the Applicant states that the current vegetation on the property shields the residence from passing traffic and neighboring residences. The proposed carport will not impede the line of sight or traffic movement in the neighborhood.

Staff agrees the Variance would not create a line of sight traffic impact. While the intrusion into the setback does impact the purpose of the setback requirement Staff does not believe there is a significant impact on the adjacent properties.

**Recommended Conditions of Approval:**

*None.*

**Conclusion Finding 3:**

Staff is able to recommend making Finding 3.

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

**Reviewing Agency Comments Finding 4:**

The Policy Planning Section of Public Works and Planning determined there are no General Plan issues with the existing carport within the required side-yard setback.

No other comments specific to the General Plan Policy were expressed by reviewing agencies or County Departments.

**Analysis Finding 4:**

In support of Finding 4, the Applicant states that the proposed addition is not contrary to the objectives of the Fresno County General Plan. The Applicant states that the granting of this Variance would be in accordance with the objectives of the General Plan.

Staff notes that there are no General Plan policies specifically pertinent to the proposed reduction in setback requirements.

**Recommended Conditions of Approval:**

*None.*

**Conclusion Finding 4:**

As there are no relevant General Plan Policy issues, Finding 4 can be made.

**PUBLIC COMMENT:**

There was one letter submitted, in regard to the openness of the neighborhood and that the allowance of this project could open the door for future setback encroachments that would diminish the openness and generous visibility aspect of the neighborhood. See Exhibit 8.

**SUMMARY CONCLUSION:**

As the impacts from dense landscaping is not a unique situation, and the Variance is not needed to protect a property right enjoyed by other properties in the area. Staff believes Finding 1 and 2 cannot be made and recommends denial of Variance No. 4102.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Denial Action)

- Move to determine that the required Findings cannot be made (as stipulated by Staff) and move to deny Variance Application No. 4102; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Alternative Motion** (Approval Action)

- Move to determine the required Findings can be made (state basis for making the findings) and move to approve Variance Application No. 4102, subject to the Conditions of Approval listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

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

See attached Exhibit 1.

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**Variance Application No. 4102  
(Including Conditions of Approval and Project Notes)**

<b>Conditions of Approval</b>	
1.	Development shall be in accordance with the site plan as approved by the Planning Commission.

<b>Notes</b>	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	Development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought. (Fresno Fire Department).
2.	No on-site water retention of storm water runoff, drainage from the site shall be directed to Arcade Avenue.

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# LOCATION MAP



EXHIBIT 2



# EXISTING ZONING MAP

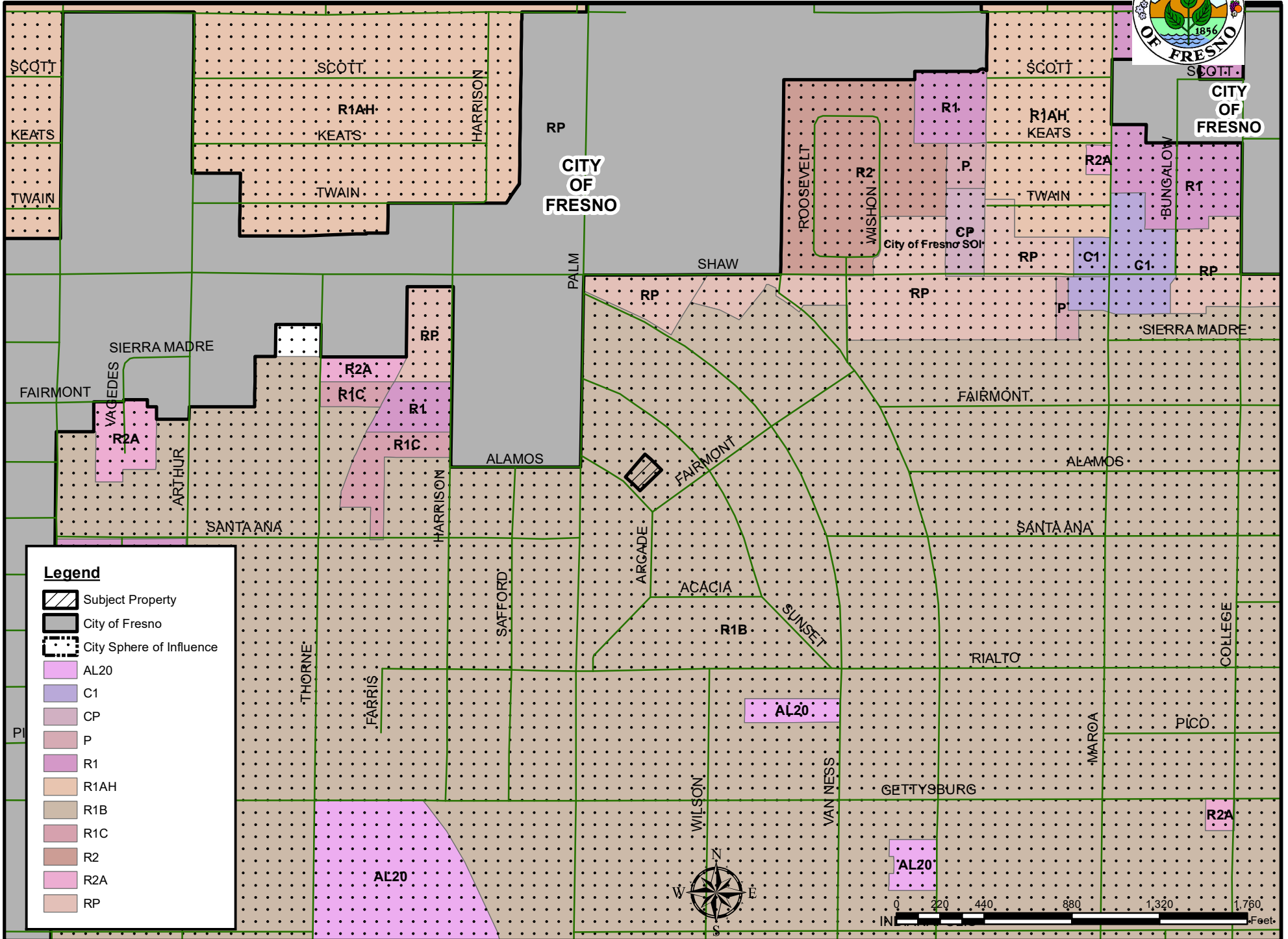
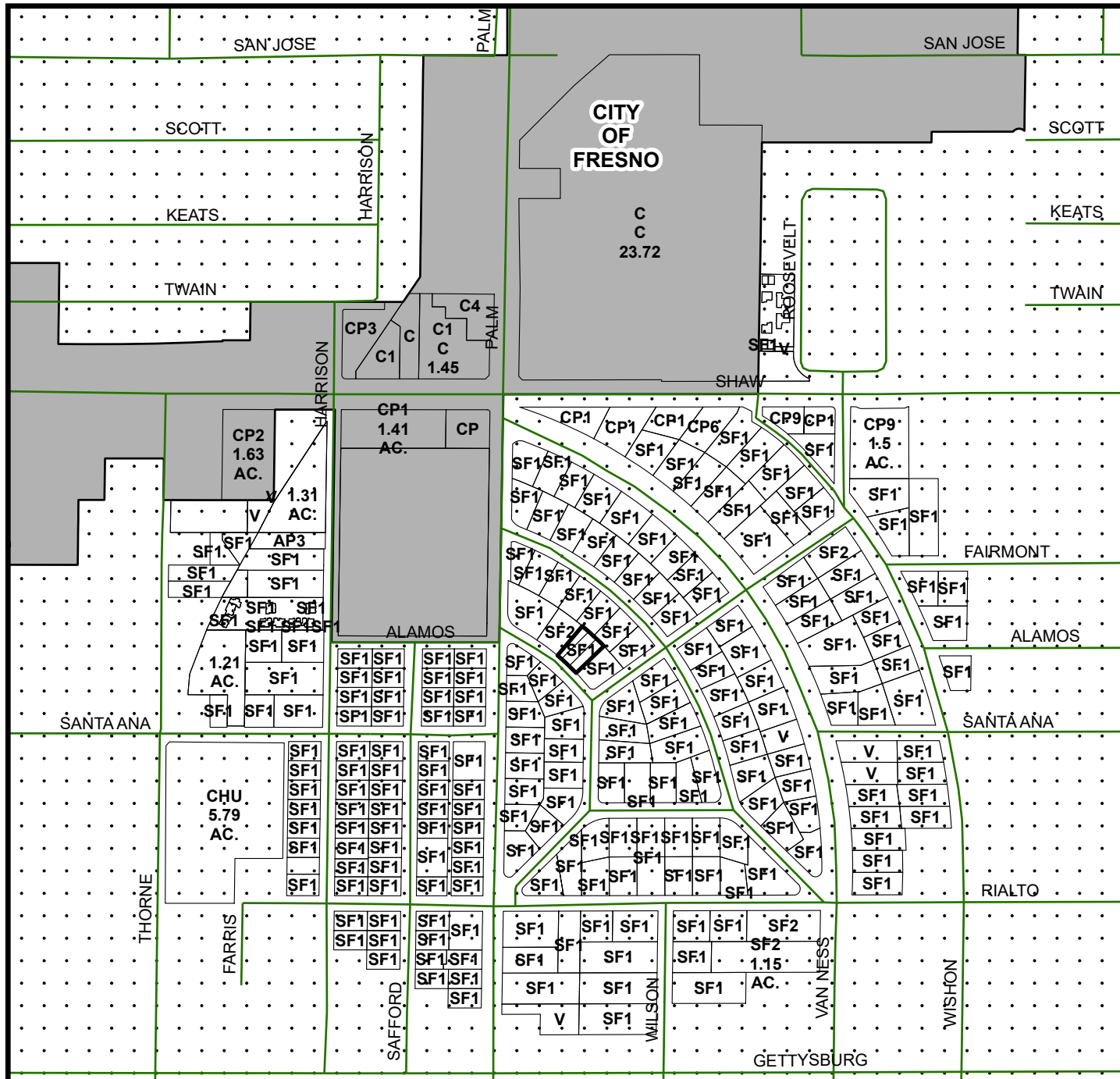


EXHIBIT 3






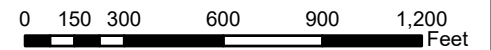
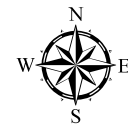
# EXISTING LAND USE MAP



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

## LEGEND:

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



Department of Public Works and Planning  
Development Services Division





# VA 4102 APPROVED VARIANCES WITHIN A QUARTER MILE RADIUS

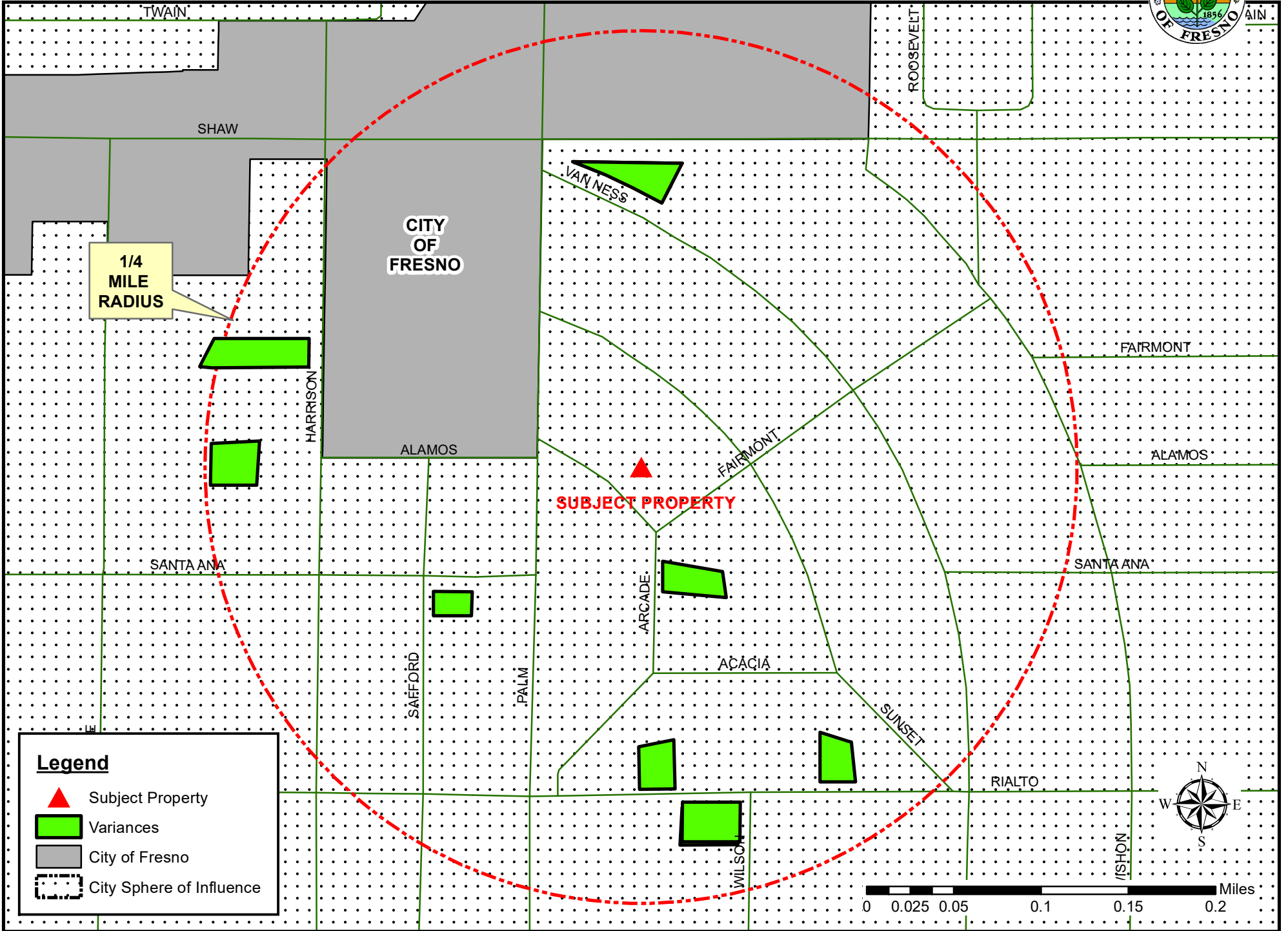


EXHIBIT 5



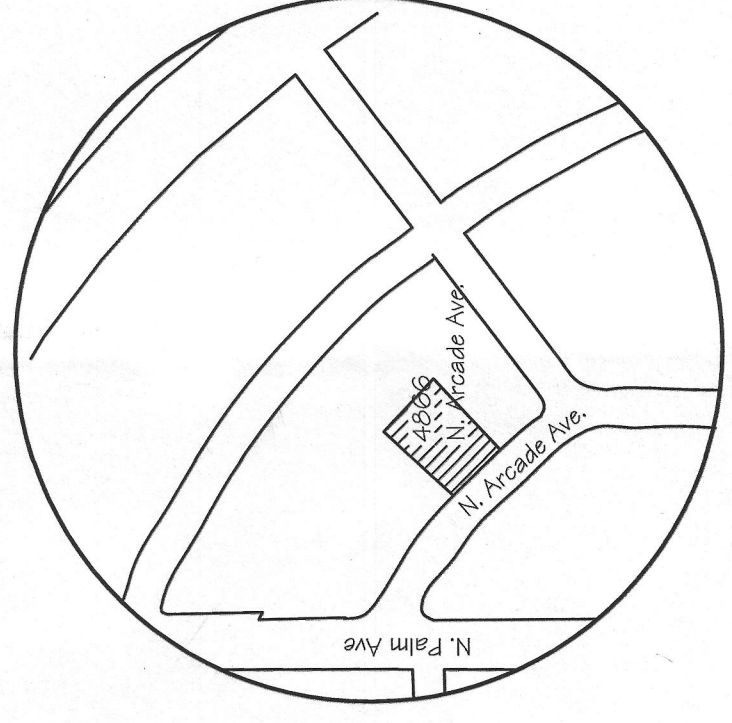



ENGINEERING DESIGNS  
 HANAN A. MOHAMMAD, P.E.  
 Civil & Structural Engineering  
 5155 North First Street, Fresno, CA 93710  
 Tel: (559) 225-2252 Fax: (559) 225-1248

Perry Smith  
 Prepared by:  
 11875 Old Front Road, Fresno, CA 93730  
 Tel: (559) 283-3992 Fax: (559) 434-1283  
 Email: xorro4@hotmail.com

Bart & Nancy Ramentas  
 Proposed Carport for:  
 4866 N. Arcade Ave, Fresno, CA 93704  
 (559) 264-1566 Cell (559) 930-3655  
 bart@ramentas.com  
 425-141-09

9/29/2020  
 Sheet:  
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 Sheets



VICINITY MAP

OWNER
BART & NANCY RAMENTAS 4866 N. ARCADE AVE FRESNO, CA 93704 (559) 264-1566 APN: 4255-041-03
RESPONSIBLE ENGINEER
ENGINEERING DESIGNS HANAN A. MOHAMMAD, P.E. 5155 N. FIRST STREET FRESNO, CA 93710-7805 (559) 225-2252

SHEET No.	DESCRIPTION
1	SITE PLAN
2	FLOOR PLAN - ELEVATIONS
3	FOUNDATION PLAN - SECTION - DETAILS
4	ROOF FRAMING PLAN



**APPROVED**

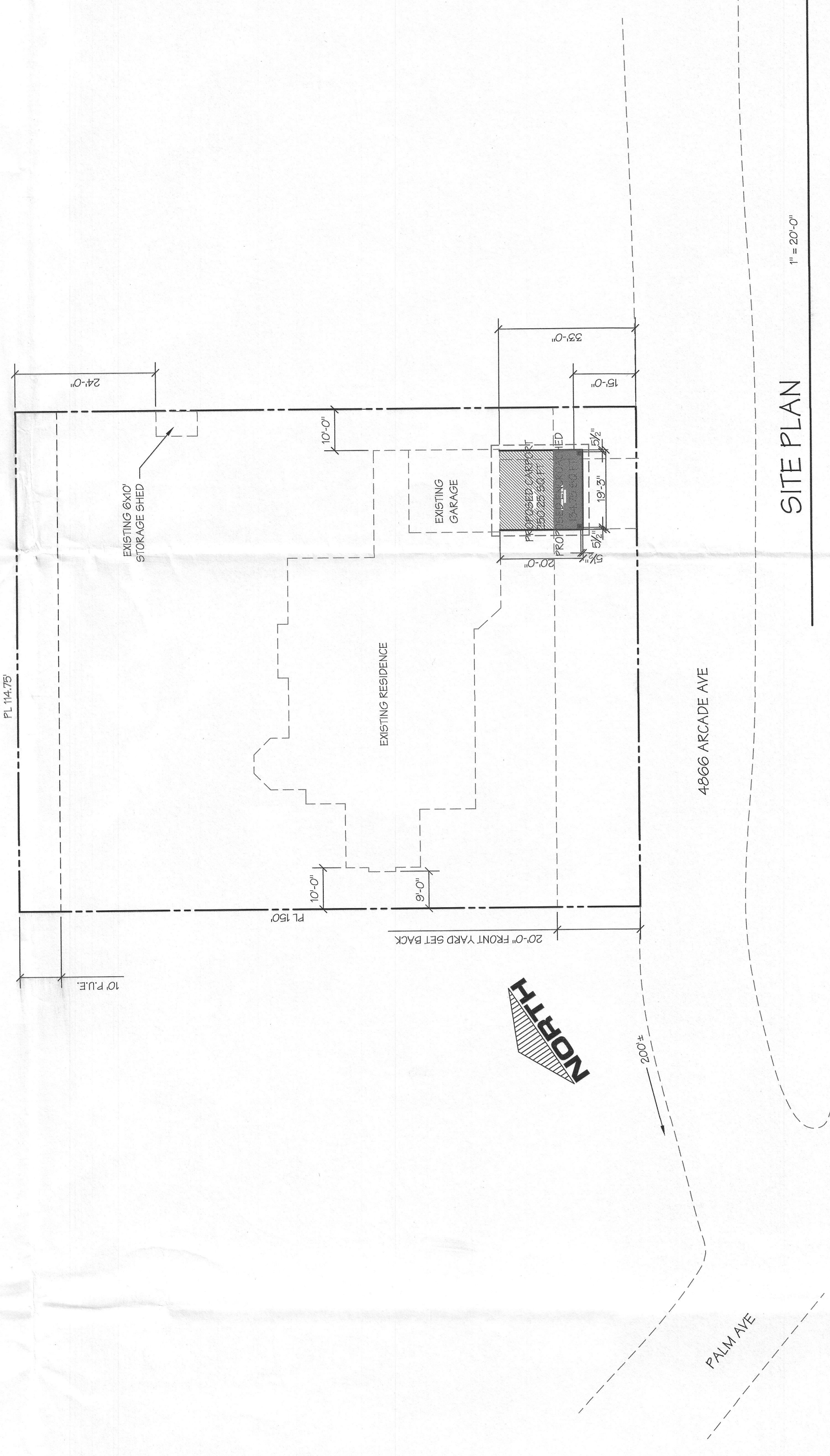
OCT 28 2020  
 FRESNO FIRE DEPARTMENT

NOTE: "CHANGES FROM APPROVED PLANS DURING CONSTRUCTION OTHER THAN (1) CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY THE ROOF STRUCTURE, (2) INTERIOR DOOR AND FIREPAGE RELOCATION, (3) INTERIOR PARTITION WALLS AND INTERIOR DOORS, (4) FINISHES, (5) EXTERIOR FINISHES, (6) ANCHORS AND CONSTRUCTION TO BE SUSPENDED, A NEW PLAN CHECK, (FOR A NEW PLAN SHOWING CHANGES) WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE NORMAL PLAN CHECK PROCESS."

NOTE: "THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY."

**GENERAL SITE NOTES**

1. POST STREET ADDRESS NUMERALS AT LEAST 4" HIGH WITH A 1/2" STROKE MOUNTED ON CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET FRONTING THE PROPERTY.
2. PROVIDE TEMPORARY SANITARY FACILITIES FOR THE USE OF ALL EMPLOYED PERSONNEL ON THE PROJECT.
3. PROVIDE A MINIMUM SLOPE OF 5% A DISTANCE OF AT LEAST 10'-0" FROM THE BUILDING WITH NO ON-SITE STORMWATER STORAGE. ALL STORMWATER SHALL BE DISCHARGED TO THE NEAREST PAVED SURFACE OR TO A PUBLIC STREET OR TO AN APPROVED DRAINAGE FACILITY LINE TO FRONTAGE AT A PUBLIC STREET OR TO AN APPROVED DRAINAGE FACILITY.
4. ALL CONSTRUCTION SHALL COMPLY WITH ADOPTED ORDINANCES AND POLICIES OF THE GOVERNING AGENCY AND THE 2016 EDITIONS OF THE FOLLOWING:  
 CALIFORNIA RESIDENTIAL CODE (CRC)  
 CALIFORNIA FIRE CODE (CFC)  
 CALIFORNIA ELECTRICAL CODE (CEC)  
 CALIFORNIA MECHANICAL CODE (CMC)  
 CALIFORNIA PLUMBING CODE (CPC)  
 CALIFORNIA FIRE AND LIFE SAFETY CODE (CALIF)  
 RESIDENTIAL GREEN ENERGY STANDARDS
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS AND SHALL CORRELATE ALL SUCH DIMENSIONS TO THE JOB SITE.
6. NO DRAINAGE TO ADJACENT PROPERTY.
7. REPAIR ALL DAMAGED AND / OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
8. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1800-642-2444.
9. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE SURVEYING IN THE STATE OF CALIFORNIA.



1" = 20'-0"

SITE PLAN




**ENGINEERING DESIGNS**

Civil & Structural Engineering  
 Husam A. Mohamud, P.E.  
 5155 North First Street, Fresno, CA 93710  
 Tel: (559) 225-2525 Fax: (559) 225-1248

**Perry Smith**

Prepared by:  
 11875 Old Foothill Road, Fresno, CA 93730  
 Tel: (559) 285-3992 Fax: (559) 434-1283  
 email: xorro@hollmull.com

**Bart & Nancy Ramentas**

Proposed Carport for:  
 4866 N. Arcade Ave., Fresno, CA 93704  
 (559) 264-1566 Cell (559) 920-3655  
 bartolomert@sbeglobal.net  
 425-141-09

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 OCT 14 2020

**APPROVED**

OCT 26 2020  
 FRESNO FIRE DEPARTMENT

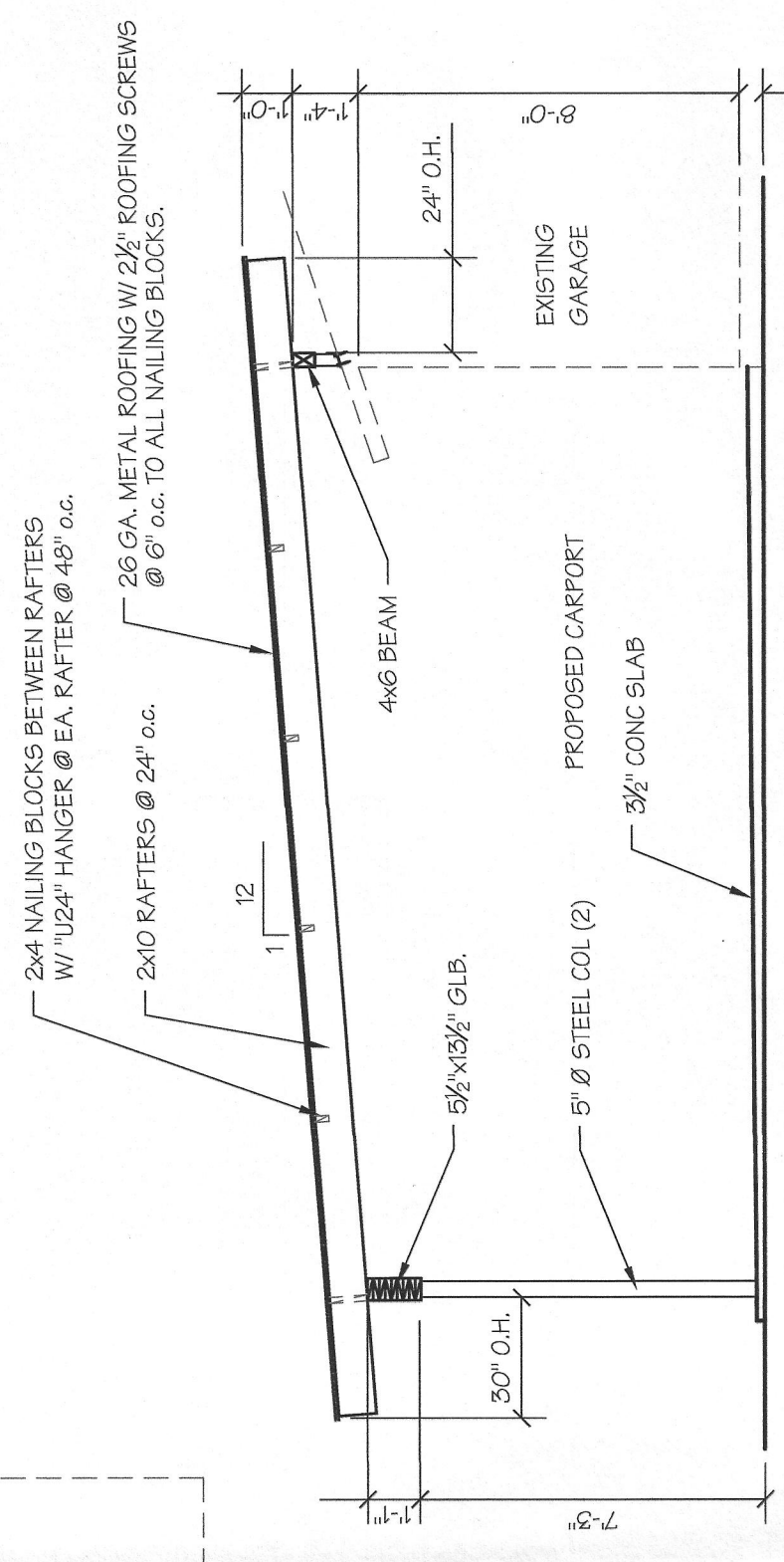
**CARBON MONOXIDE ALARMS**

ALL NEW CONSTRUCTION INTERIOR OR EXTERIOR ALTERATIONS, REPAIRS, OR ADDITION REQUIRING A PERMIT AND HAVING A VALUATION IN EXCESS OF \$1000, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES IN ACCORDANCE WITH RES54. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN SPECIFIC DWELLING UNITS OR SLEEPING UNITS FOR WHICH THE PERMIT WAS OBTAINED. THE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

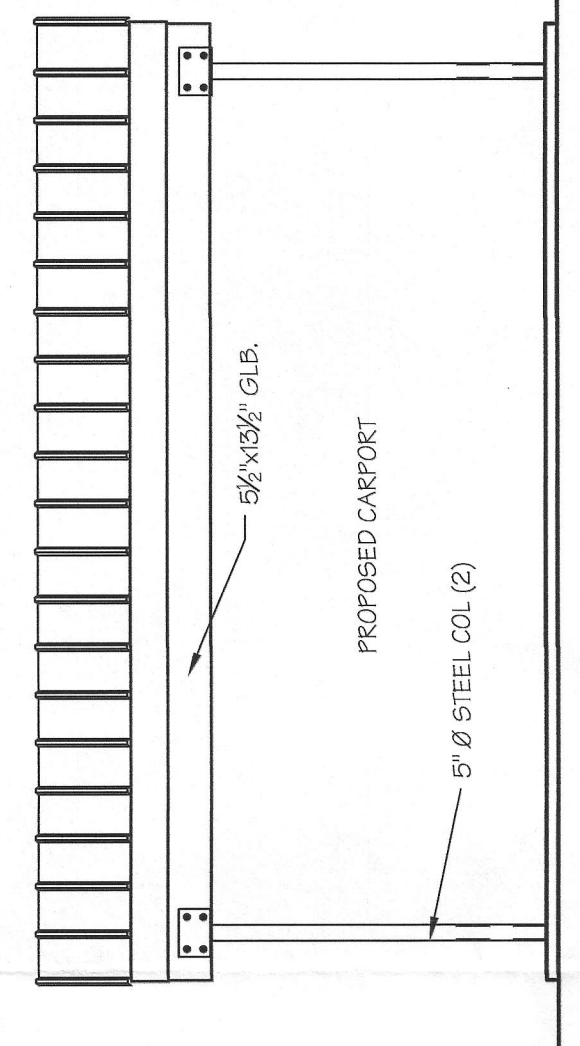
OUTSIDE EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).

**SMOKE DETECTORS**

AS PART OF THIS PROJECT AND PRIOR TO A FINAL INSPECTION, A SMOKE DETECTOR SHALL BE INSTALLED IN EVERY EXISTING SLEEPING UNIT AND IN EVERY NEW SLEEPING UNIT. SMOKE DETECTORS SHALL PROVIDE ACCESS TO SUCH ROOMS IF NONE CURRENTLY EXIST. SMOKE DETECTORS INSTALLED IN EXISTING BEDROOMS MAY BE BATTERY OPERATED. - MUST HAVE INTERCONNECTION.



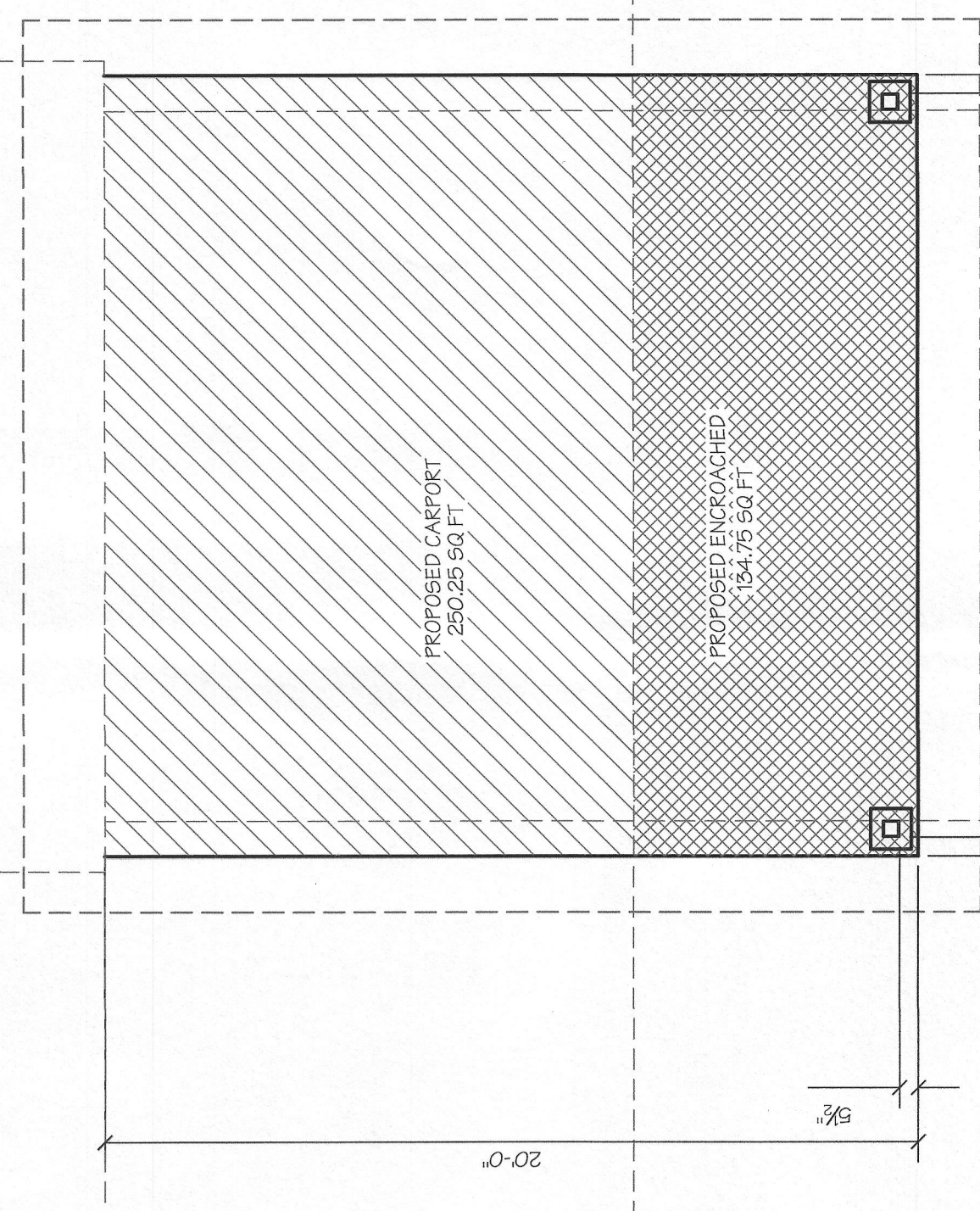
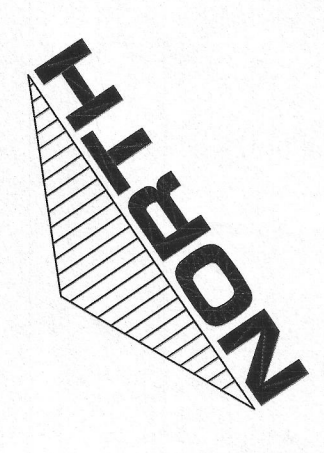
**SIDE NORTHEAST - NORTHWEST (TYP)**



**FRONT (SOUTHWEST)**

**ELEVATIONS**

1/4" = 1'-0"



**FLOOR PLAN**

1/4" = 1'-0"

487 SQ. FT.



Revised:	

ENGINEERING DESIGNS  
 Civil & Structural Engineering  
 Hasan A. Mohammad, P.E.  
 5155 North First Street, Fresno, CA 93710  
 Tel: (559) 225-2525 Fax: (559) 225-1248

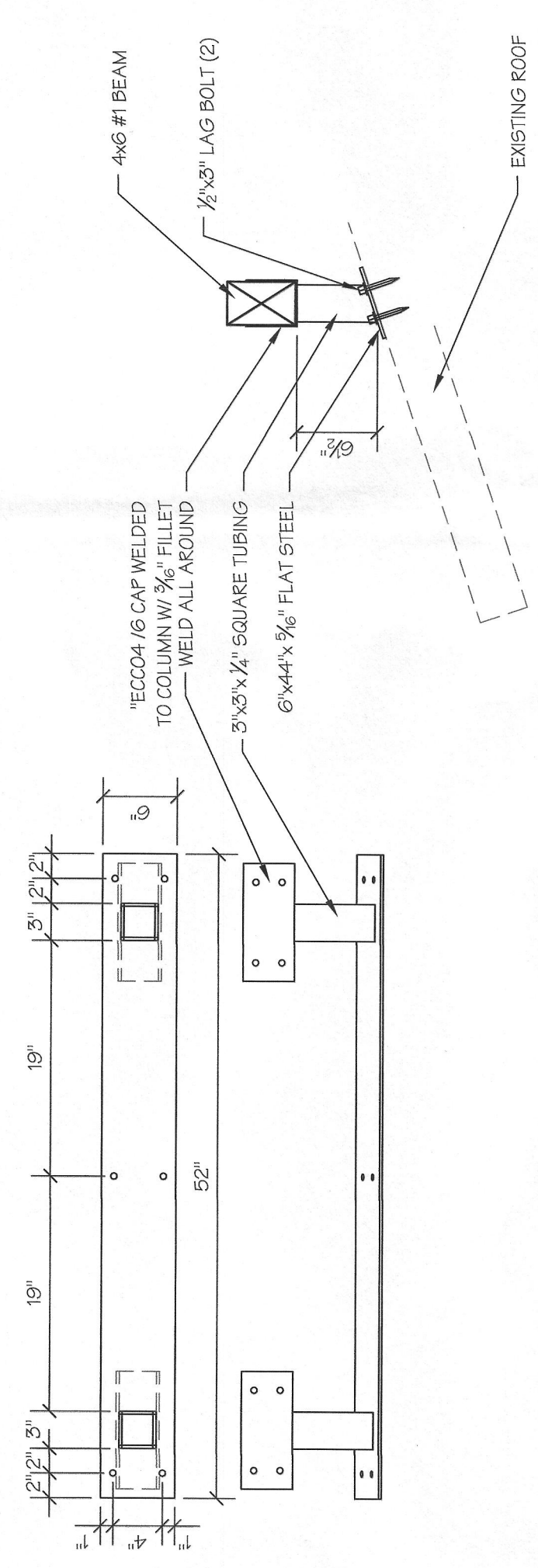
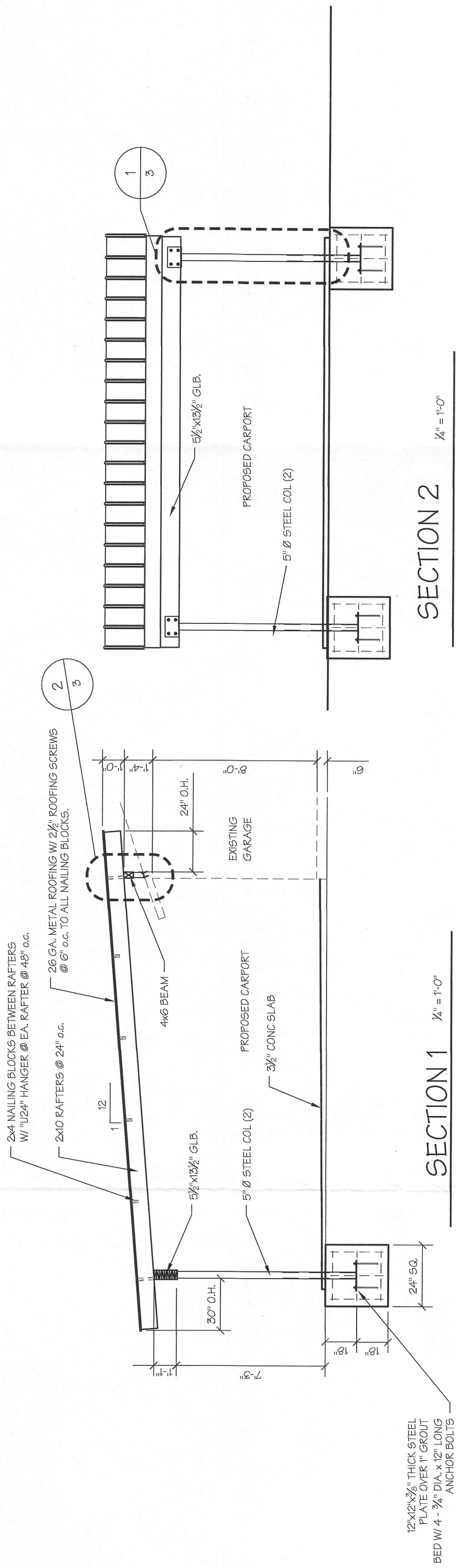
Prepared by:  
**Perry Smith**  
 11875 Old Primm Road, Fresno, CA 93730  
 Tel: (559) 285-3992 Fax: (559) 434-1283  
 Email: xorro9@hotmail.com

Proposed Carport for  
**Bart & Nancy Ramentas**  
 4866 N. Arcade Ave, Fresno, CA 93704  
 (559) 264-1566 Cell (559) 930-3655  
 bartolomae@sbcbjohal.net  
 425-141-09

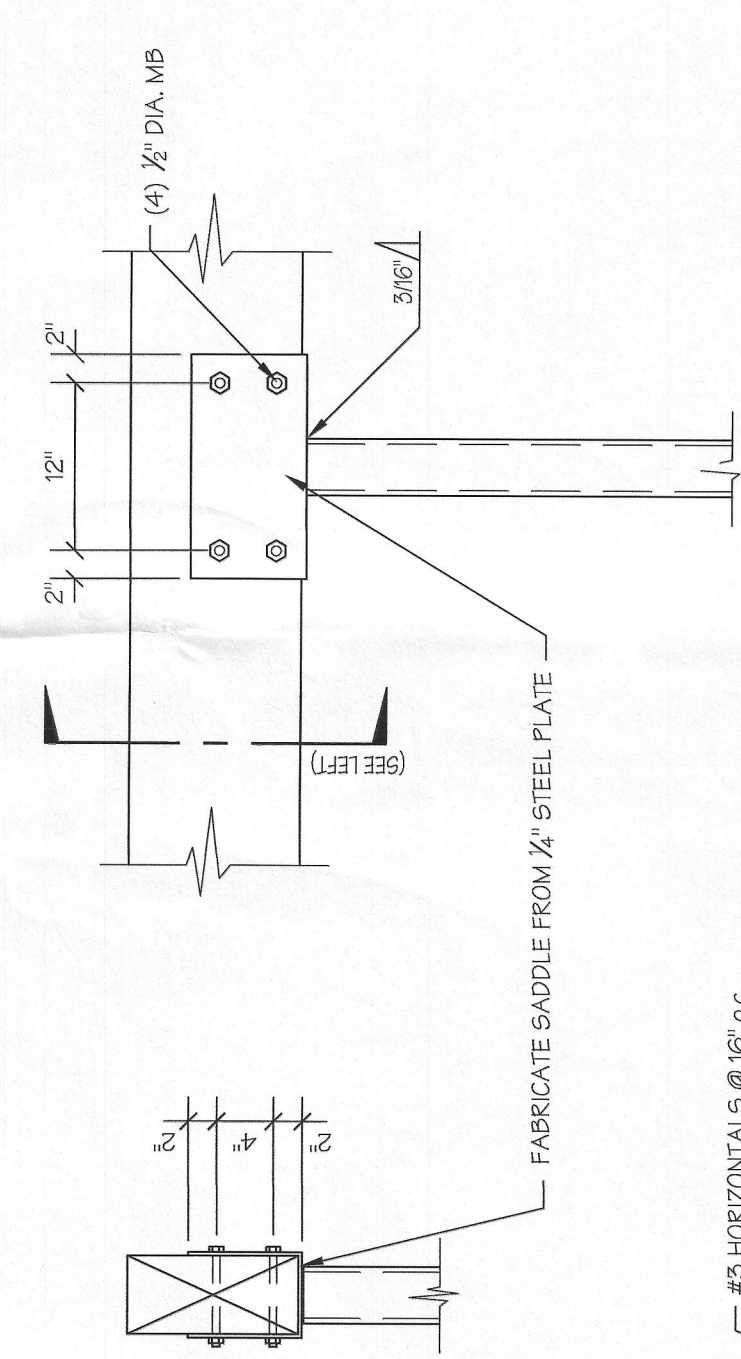
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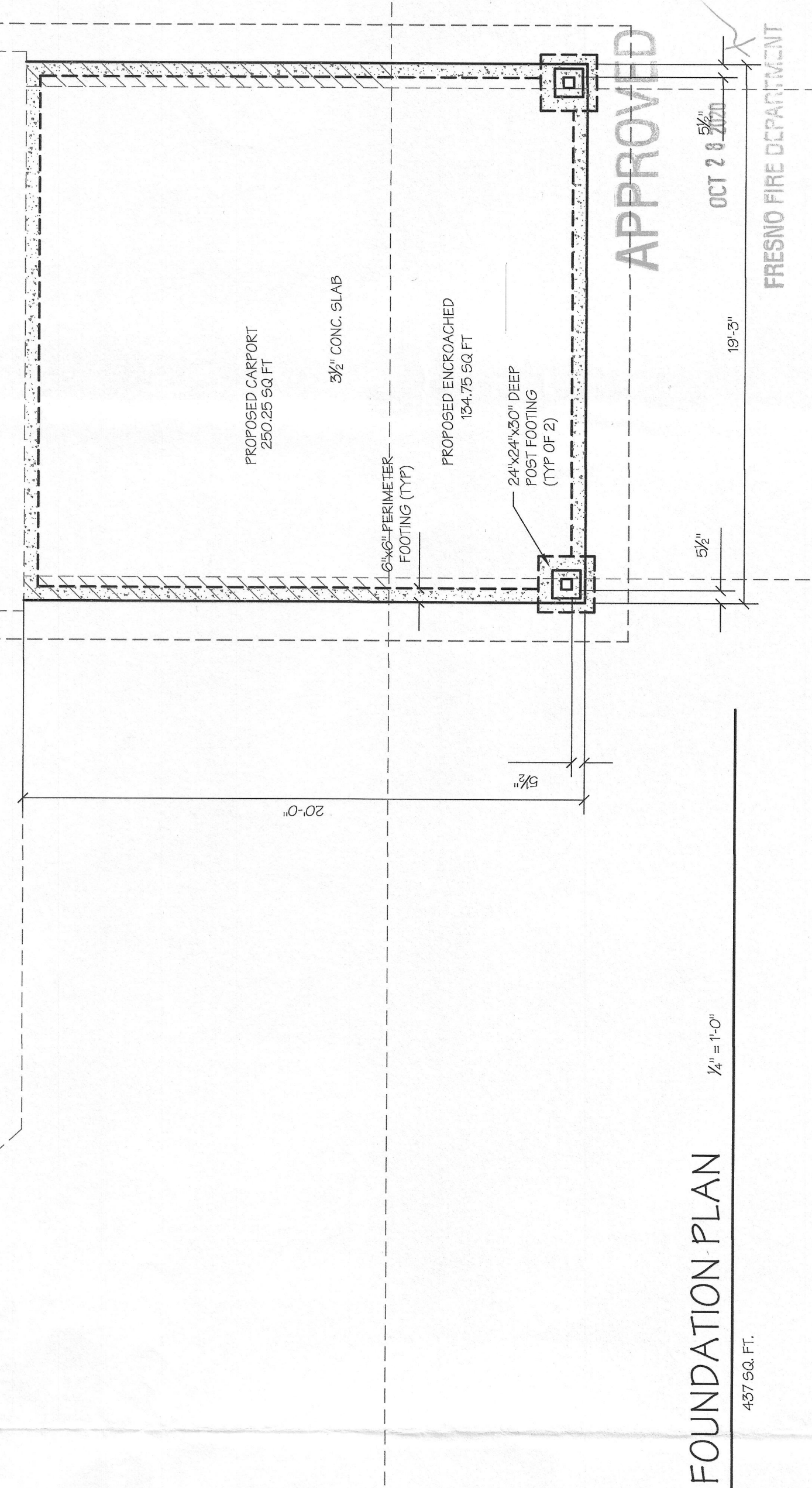
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 OCT 28 2010  
 19'3"  
 FRESNO FIRE DEPARTMENT



ROOF TO ROOF CONNECTION DETAIL



STEEL COLUMN DETAIL



FOUNDATION PLAN



9/29/2020  
Sheet:  
**4**  
of  
Sheets

RECEIVED  
OCT 14 2020  
**APPROVED**

OCT 28 2020  
FRESNO FIRE DEPARTMENT

*[Signature]*  
**Bart & Nancy Ramentas**

Proposed Cleanup for:  
4866 N. Arcade Ave., Fresno, CA 93704  
(559) 264-1566 Call (559) 930-3655  
bartolomeno@bartolomeno.com  
425-141-09

Prepared by:  
**Perry Smith**

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Tel: (559) 285-3992 Fax: (559) 434-1283  
email: xorro@tdmall.com

**ENGINEERING DESIGNS**  
Civil & Structural Engineering  
Hasan A. Mohammad, P.E.  
5155 North First Street, Fresno, CA 93710  
Tel: (559) 235-2525 Fax: (559) 225-1248

Rev	Description	Date



FLOOR PLAN - ROOF FRAMING PLAN 1/2" = 1'-0"



APPLICANT'S STATEMENT OF VARIANCE FINDINGS

APN 425-141-09

Applicant's name: Bart G. and Nancy M. Ramentas

Property address: 4866 N. Arcade Ave. Fresno, CA 93704

Contact information: 559-930-3655 (m); 559-264-1566 (h); bartolomer@sbcglobal.net

Respectfully submitted for your consideration are our, (Bart G. and Nancy M. Ramentas') findings offered to justify our request for a variance to the Fresno County Zoning Ordinance R-1-B front yard setback standards, in order to build a 20' x 20' attached carport within the front yard setback.

The following are our findings of each required item outlined in the Variance Application Informational Guide.

***Finding 1.*** *What are the exceptional or extraordinary circumstances or conditions applicable to this property which do not apply generally to other properties in the vicinity having identical zoning classification?*

This property which we purchased 9/17/18 at 4866 N. Arcade Ave has a 2300 sq. ft. ranch style home constructed in 1958. Our property is zoned R-1-B and is located on a curved street which bears north/west as it intersects Palm Avenue on the west paralleling the curved streets to the north and east (i.e. N. Sunset, N. Van Ness Blvd, N. Wishon) as shown on Exhibit A.

One of the main reasons we purchased this house was because it was densely vegetated with a mature stand of Coastal Redwoods in the front yard that are over 75-feet tall. These trees are a central feature of our home's landscape and charm and are characteristic of this heavily treed neighborhood.

The alignment of our driveway is such that the prevailing winds from the north/west on windy days blow excessive debris from the mature stand of Coastal Redwoods. On heavier wind events however, my unsheltered vehicle in the driveway has been struck by dislodged branches both dead and live from these trees and on extreme occasions even wind borne palm fronds from a tall palm in the back yard. The debris also causes a walking hazard especially in wet weather to get to our vehicle as well as causing damage to our vehicle's exterior.

Construction of the proposed carport would allow for the protection of our vehicle and provide safer access to and from our house to the vehicle without having to remove any of the preexisting landscape vegetation or trees, thereby preserving the unique character of our yard and the neighborhood.

***Finding 2.*** *Why is the variance 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 identical zoning classification?*

As noted above, our property is zoned R-1-B and is located on a curved street. The front yard setback for curved streets in the R-1-B zone district is 25 feet. The neighborhood is exceptional in that there are four residences within a one block vicinity with either an existing carport, pool, residence and or garage located within the 25-foot front yard setback or within the 20-foot corner lot side yard setback, plus an additional two residences within a 3-block vicinity with similar circumstances as described further below. All the lots have the identical R-1-B zoning classification as our lot. These structures which have been located within the setbacks for many decades, at least one for over 60 years, blend seamlessly into the aesthetics of the neighborhood and are not noticeably different from any other residence in the vicinity or within the Fig Garden Neighborhood Plan area.

Granting this variance would allow us to enjoy the same right already enjoyed by those six other neighbors in the immediate area as identified below and shown on Exhibits B & C. The carport we are requesting would be within 15' of the front property line.

1. 4872 N. Arcade Ave, immediate neighbor to the north. - carport within approximately 18' of the front property line.
2. 4867 N. Arcade Ave. Directly across the street: swimming pool within 19' of the front property line.
3. 414 E Fairmont (two houses away at intersection with Arcade) – residence within 20' of the front property line.
4. 4855 N. Sunset Ave. (1 block away) Corner lot, garage within approximately 18' of side property line.
5. 4720 N. Arcade Ave. (two blocks away), Garage within approximately 18' of the front property line.
6. 4915 N. Wishon Ct. (3 blocks away) Corner lot, garage within 15' of side property line.

All of the above properties in the identical R-1-B zoning classification, have structures within front yard setback or corner lot side yard setback for R-1-B zoning.

***Finding 3.*** *How will the granting of the variance not be detrimental to the public welfare or injurious to the property and improvement in the vicinity in which the property is located.*

The current mature vegetation on our property shields our residence from passing traffic and neighboring residences, therefore the addition of the carport attached to our residence will not impede the line of sight or traffic movement of any other property owner. The only other residence that will have a direct view of our carport is directly across the street and she



supports our request. Rather than an unattractive, pop up automobile shelter our proposed carport will improve rather than injure other properties in the vicinity as it is aesthetically designed as an attachment to the house in a similar manner to my next door neighbor's existing carport and the other garages within the setbacks in the vicinity and as described above.

***Finding 4.*** *How will the granting of this variance not be contrary to the objectives of the Fresno County General Plan?*

The Fig Garden Neighborhood Plan, Section 711 of the Fresno County General Plan, is the community plan applicable to this neighborhood. The objectives in the Fig Garden neighborhood Plan include the following:

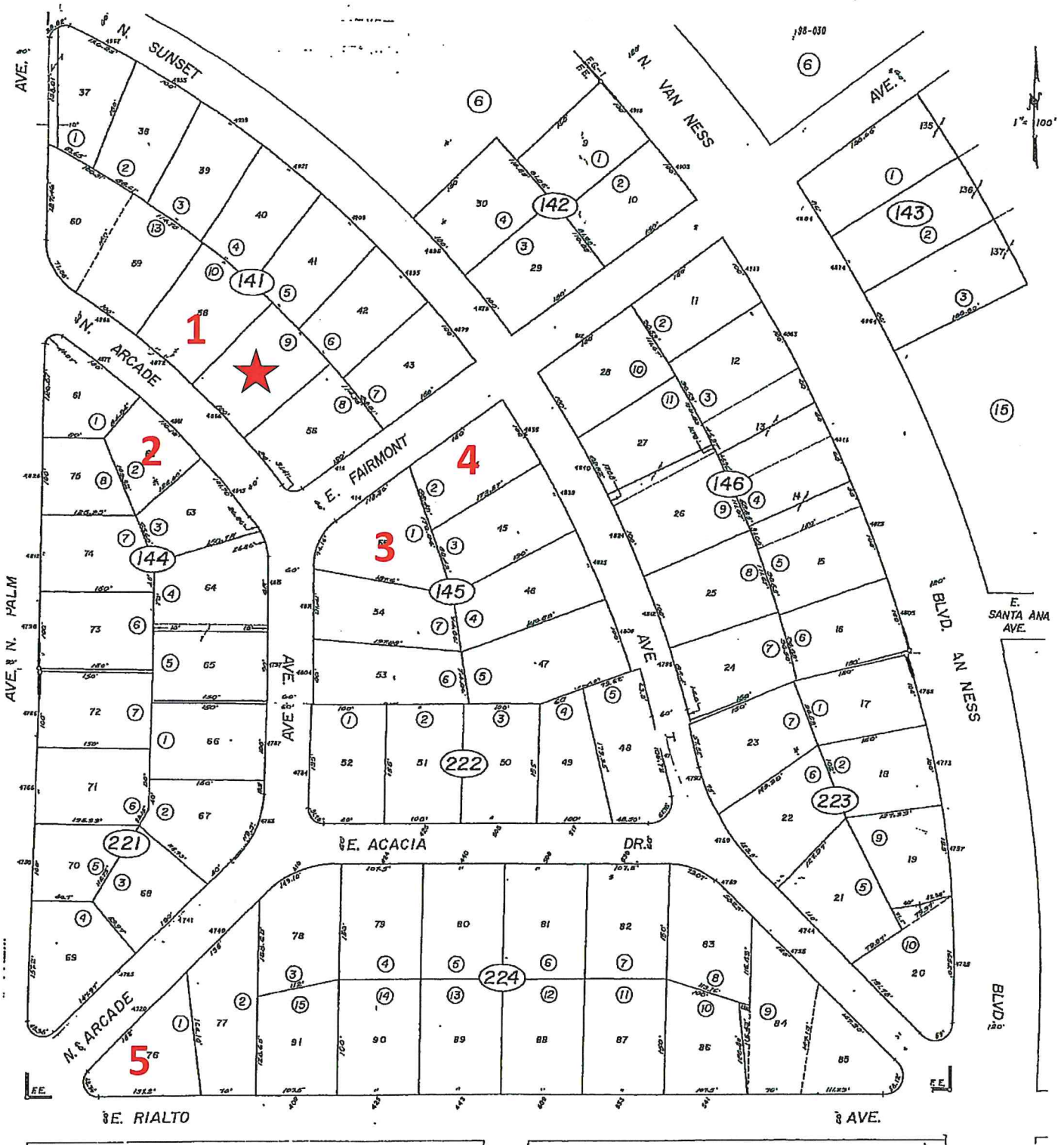
*711.2.01: "The County objectives for the development in the Fig Garden Neighborhood Plan area included in the Fig Garden Neighborhood Plan are as follows:*

*b. "Maintain land use regulations in existing unincorporated urban fringe and in-fill areas which will stabilize and enhance existing patterns of development.*

*711.2.02: The County also subscribes to the following objectives of the Fig Garden Neighborhood Plan:*

*a. "New development will be compatible with the neighborhood's low density residential development".*

Adding a carport that will enhance existing patterns of development in the vicinity will be compatible with the neighborhood's low density residential development and therefore will not be contrary to Fresno County General Plan and Fig Garden Neighborhood Plan objectives.



**Ramentas Carport Variance**

-  4866 N Arcade: Ramentas proposed carport within 7' of front property line
- 1** 4872 N Arcade: Carport within approximately 18' of the front property line
- 2** 4867 N Arcade: Pool within approximately 19' of the front property line
- 3** 414 W Fairmont: Residence within 20' of front property line
- 4** 4855 N Sunset: Garage within approximately 18' of the side property line
- 5** 4720 N Arcade: Garge within approximately 18' of the front property line

Exhibit A



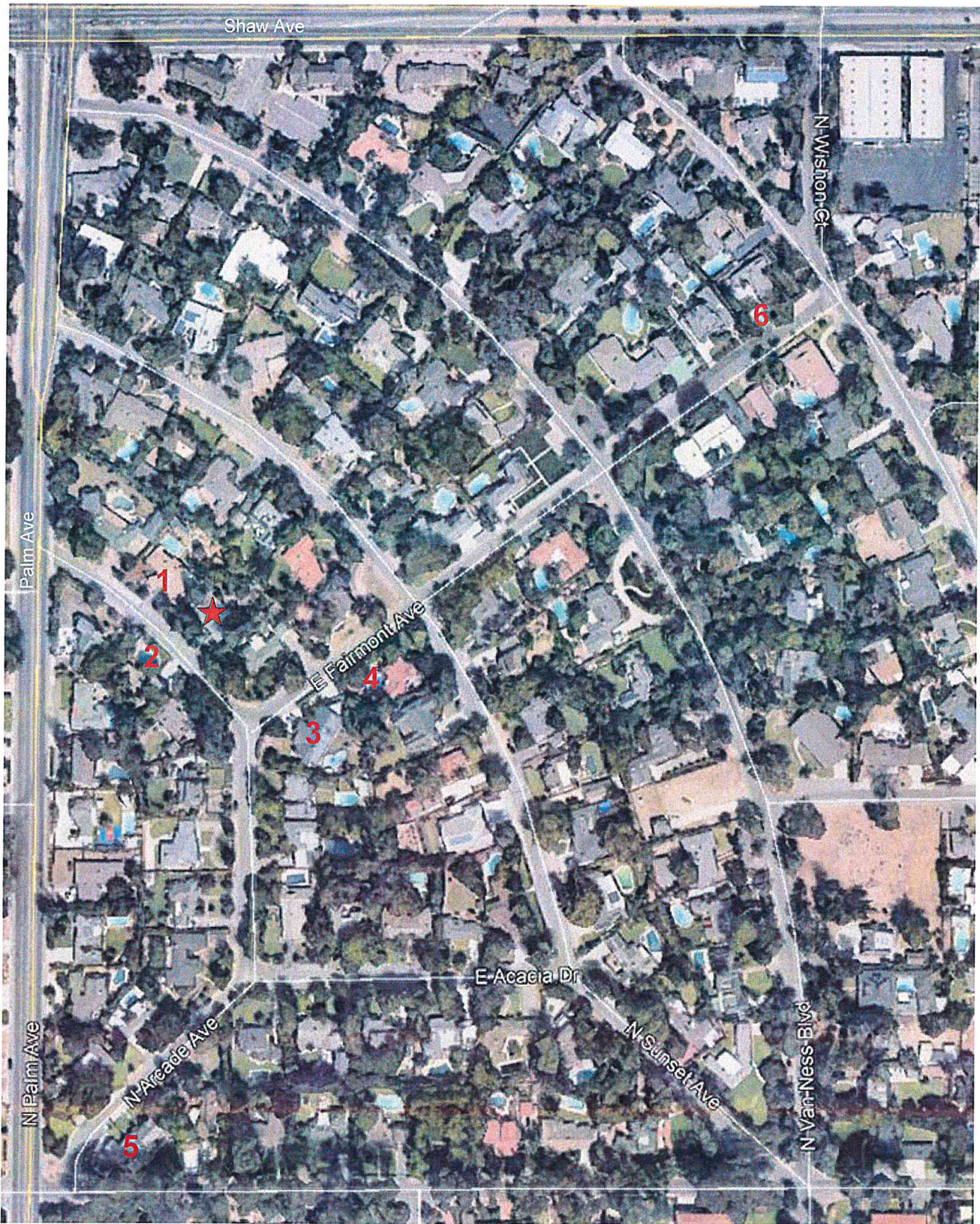
Ramentas Carport Variance

- ★ 4866 N Arcade: Ramentas proposed carport within 18' of front property line
- 1 4872 N Arcade: carport within approximately 18' of front property line
- 2 4867 N Arcade: pool within approximately 19' of front property line
- 3 414 E Fairmont: Residence within approximately 20' of front property line
- 4 4855 N Sunset: Garage within approximately 18' of side property line



Exhibit B





**Ramentas Carport Variance**

- ★ 4866 N Arcade: Ramentas proposed carport within 18' of front property line
- 1 4872 N Arcade: carport within approximately 18' of the front property line
- 2 4867 N Arcade: pool within approximately 19' of the front property line

- 3 414 E Fairmont: Residence within approximately 20' of the front property line
- 4 4855 N Sunset: Garage within approximately 18' of side property line
- 5 4720 N Arcade: Garage within approximately 18' of front property line

- 6 4915 N Wishon Ct: Garage within approximately 15' of side property line





**Ramentas Residence - 4866 N. Arcade Ave**





**1. 4872 N Arcade** - immediate neighbor to the north. - carport within approximately 18' of the front property line.





**2. 4867 N Arcade** - Directly across the street: swimming pool within 19' of the front property line.





**3. 414 E Fairmont** (two houses away at intersection with Arcade) – residence within approximately 20' of the front property line.





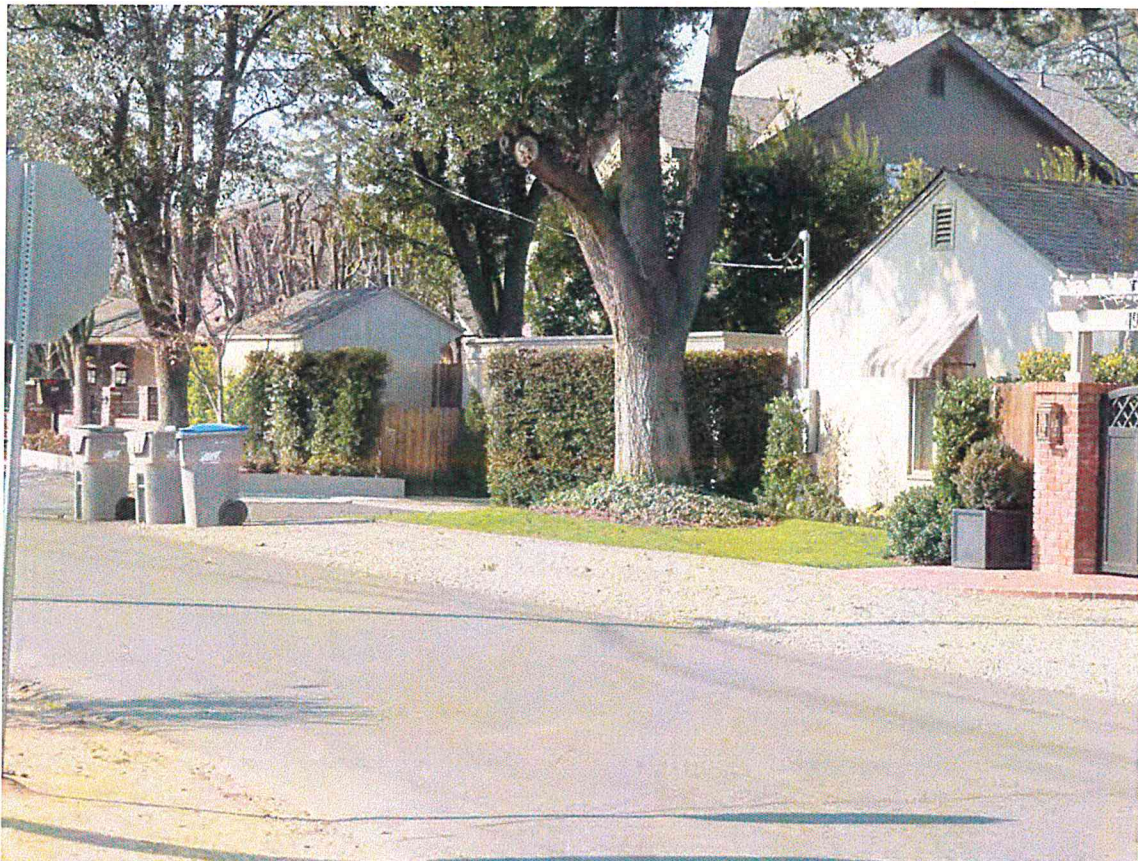
**4. 4855 N Sunset** (1 block away) Corner lot, garage within approximately 18' of side property line.





**5. 4720 N Arcade** (two blocks away), Garage within approximately 18' of the front property line.





**6. 4915 N Wishon Ct (3 blocks away) Corner lot, garage within approximately 15' of side property line.**

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**From:** MAUREEN ABERCROMBIE <[maureen\\_abcrombie@comcast.net](mailto:maureen_abcrombie@comcast.net)>  
**Sent:** Saturday, April 3, 2021 10:36 PM  
**To:** Planning Commission Comments <[PlanningCommissionComments@fresnocountyca.gov](mailto:PlanningCommissionComments@fresnocountyca.gov)>  
**Subject:** variance application no. 4102

**CAUTION!!! - EXTERNAL EMAIL - THINK BEFORE YOU CLICK**

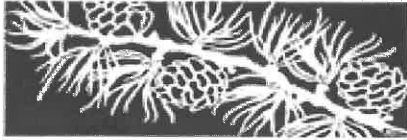
Planning Commission Date: April 8, 2021

Item Number: 5

Comments: As residents of Old Fig Garden for about 25 years now, we are concerned about encroaching into the front yard setback and the precedent it may set for future requests. We enjoy the openness and generous visibility the large setbacks provide and are concerned this encroachment into the front setback may diminish this aspect for the neighborhood.

Sincerely,  
Maureen and Jeff Abercrombie





**FIG · GARDEN  
HOMEOWNERS  
ASSOCIATION**

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May 13, 2021

Thomas Kobayashi, Planner  
Development Services and Capital Projects Division  
Fresno County Department of Public Works and Planning  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93721

RE: Front Yard Setback Variance Application No. 20-170690  
APN 425-141-09  
4866 North Arcade Avenue  
Fresno, CA 93704

Dear Mr. Kobayashi:

Thank you for including the Fig Garden Homeowner's Board in the review of this variance. We appreciate the opportunity to work interactively with the County on development issues. The variance application indicates a request to reduce the front yard setback to allow a 20-foot by 20-foot carport 15 feet from the front property line.

The Fig Garden Homeowners Association has a long-established policy on encroachment or reduction of front and side yard setbacks. These define the nature of the neighborhood. This application is outside a reasonable modification to accommodate the unique nature of a parcel. The reduction of the 20 feet of the front yard setback is a major change to the neighborhood. The Fig Garden Homeowners Association's historical and consistent positions on land use would not allow us to support this variance. It is over a 50% deduction in the front yard setback space.

Please contact me if you have any questions or if I can provide you with any additional information. Thank you again for including us in the review of this variance application.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Dean Alexander". The signature is fluid and cursive, written over a white background.

Dean Alexander  
President  
Fig Garden Homeowners Association

DA/ljk

## **KATHY WAKEFIELD**

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**4861 N. Arcade Avenue  
Fresno, California 93704**

**Office 559-264-2163  
Cell 559-824-0909**

**[kathy4861@aol.com](mailto:kathy4861@aol.com)**

April 22, 2021

County of Fresno  
Department of Public Works and Planning  
Development Services and Capital Projects Division  
2020 Tulare Street, Sixth Floor  
Fresno, California 93721-2104

Attention: Fresno County Planning Commission  
Ken Abrahamian (Chairman), Glenda Hill (Vice Chair), Austin Ewell, Esther Carver, Kuldip Chatha, Fred Ede, Nick Burgess, Keith Eubanks, Lisa Woolf

RE: Variance Application 4102 Filed By Bart & Nancy Ramentas (April 22 Agenda Item 3)

Commissioners:

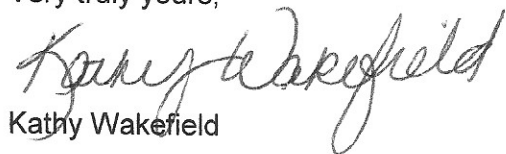
My name is Kathy Wakefield. I live directly across the street from the variance applicants, Bart and Nancy Ramentas. I am a 45 year resident of Old Figarden. My husband Steve and myself went through the variance process in 1977 to build a swimming pool in our front yard within the 35 foot setback. I am very aware of the neighborhood concerns of changes of any form to the look of our area. My home as well as four other residents on Arcade Avenue, who have structures within the allowable setback, have not detracted from the look, character or ambiance of our historic area. I have also driven the area and have noted several other carports with a similar construction. One on the very next street of Sunset and several on Wilson Avenue. The eclectic feel of our neighborhood is what has drawn people for decades to desire an address in this area.

I am an interior designer by trade and know the importance of keeping the integrity and style of a home. I do not subscribe to dramatically changing the original exterior design. In the Ramentas' case, the request to add a pergola carport to this residence will only enhance it's charm. I have attached a photo of a design concept that would be similar to the look the Ramentas' are proposing. This pergola will not be seen from either neighbor on the north or

south of their property. Also, it won't be seen by traffic on the street until passing by. I would be the only person directly affected with the addition of this structure. I look forward to an architecturally pleasing pergola enhancing this charming and beautifully landscaped home. The addition will only benefit and not distract from our neighborhood.

My request is that you do not hesitate another moment in approving this variance request.

Very truly yours,

A handwritten signature in cursive script that reads "Kathy Wakefield". The signature is written in black ink and is positioned above the printed name.

Kathy Wakefield



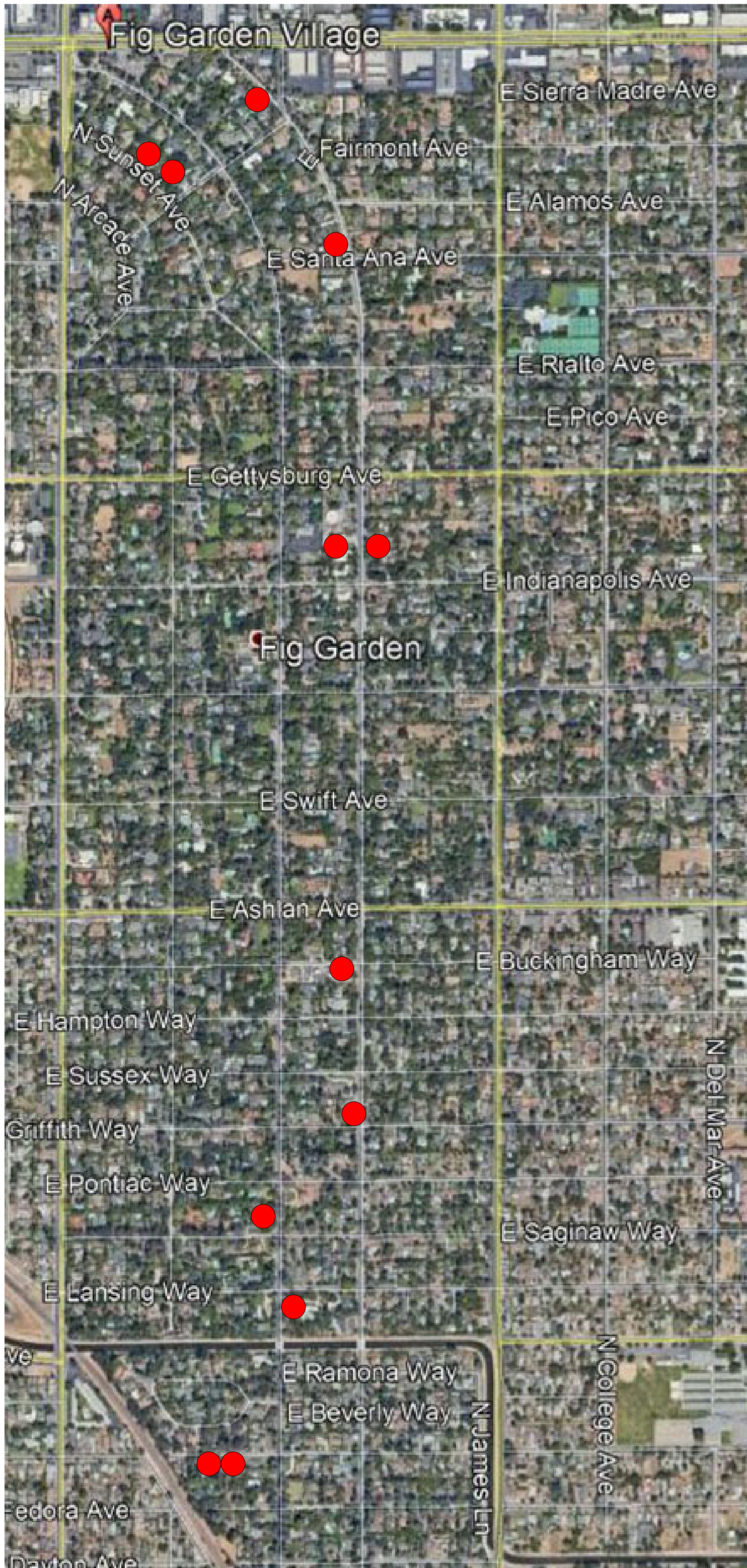


FOR DESIGN PURPOSES ONLY - NOT TO SCALE

Exhibit 3







**Ramentas Carport Variance**

- Existing Carports in Neighborhood







4922 N Sunset attached carport





4896 N Sunset attached carport





4821 N Wishon RV Portable in sideyard





4525 N Wishon attached carport in setback





4524 N Wishon Pergola carport





4135 N Wishon attached carport in setback





4013 N Wishon attached carport





3917 N Wilson attached pergola carport in sideyard





556 E Garland attached carport





540 E Garland attached carport





510 E Lansing attached carport in sideyard