



Inter Office Memo

ATTENTION: FOR FINAL ACTION OR MODIFICATION TO OR ADDITION OF CONDITIONS, SEE FINAL BOARD OF SUPERVISORS' ACTION SUMMARY MINUTES.

DATE: June 24, 2021

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12891 - CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3706

APPLICANT/
OWNER: 3B Development, Inc.

REQUEST: Amend Classified Conditional Use Permit No. 2956 to allow for a 50 percent lot coverage (maximum 40 percent allowed) and a 15-foot rear yard setback (minimum 20 feet required) for 133 lots in the Tract Map No. 6189 (Phase 2 of Vesting Tentative Tract Map No. 4968) on a 38.78-acre parcel in the R-1-C (c) Zone District.

LOCATION: The project site is located approximately 1,600 feet south of Millerton Road, 2,167 feet west of Marina Drive, and two miles east of the unincorporated community of Friant (300-542-10S & 11S) (Sup. Dist. 5).

PLANNING COMMISSION ACTION:

At its hearing of June 24, 2021, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Eubanks and seconded by Commissioner Ede to adopt the Mitigated Negative Declaration prepared for the project, adopt the required Findings of Fact for approval of a Conditional Use Permit, and approve Classified Conditional Use Permit No. 3706. The motion received a second but failed on the following vote:

RESOLUTION # 12891

VOTING: Yes: Commissioners Eubanks, Ede
 No: Commissioners Abrahamian, Carver, Chatha, Hill, Woolf
 Absent: Commissioner Burgess
 Abstain: None
 Recused: Commissioner Ewell

A second motion was made by Commissioner Woolf and seconded by Commissioner Carver to deny the Classified Conditional Use Permit Application No. 3706, citing that Finding No. 1 could not be made stating that the site is not adequate in size and shape to accommodate the proposal. This motion passed on the following vote:

VOTING: Yes: Commissioners Woolf, Carver, Abrahamian, Chatha, Hill
 No: Commissioners Ede, Eubanks
 Absent: Commissioner Burgess
 Abstain: None
 Recused: Commissioner Ewell

STEVEN E. WHITE, DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By: 

William M. Kettler, Manager
Development Services and Capital Projects Division

WMK:im:ea:cwm
G:\4360Devs&PIn\ADMIN\BOARD\Board Items\2020-2029\2021\9-7-21\CUP 3706 (Rabie Mekideche)\CUP 3706 Attachment A (Resolution).doc

Attachments

EXHIBIT A

Conditional Use Permit Application No. 3706

- Staff: The Fresno County Planning Commission considered the Staff Report dated June 24, 2021 and heard a summary presentation by staff.
- Applicant: The Applicant and his representatives concurred with the Staff Report and the recommended Conditions. They described the project and offered the following information to clarify the intended use:
- Our proposal applies to all 133 lots in the Tract. However, both the setback retention and the lot coverage increase would rarely apply together on the same lot and will not be used on every single lot.
 - We can provide an attractive, logical mix of residential units with a blend of different facades and architectural features by not being restrictive by the property development standards; it will not create too much density or cramp houses together.
 - We try to create communities that have a sense of place; to be respectful of the surrounding neighborhood; we will build single and two-story homes which this proposal will provide for.
 - Our Tract has been approved as part of a Master Plan (the Millerton Specific Plan) which includes several residential subdivisions connecting to trails and greenspaces.
 - The proposed 15-foot rear yard setback will apply to those lots impacted by elevation and area; setback will be measured from the house to the property line, or patio to the property line, if included in the model design.
 - Areas impacted by cultural and environmental resources have been set aside within the Tract and throughout the Master Plan.
 - Outlot A and Outlot B will remain undisturbed due to cultural and/or wetland resources.
 - We will construct block walls at the property boundary to comply with the Fresno County Fire Protection District requirement.
 - Storm drainage from the development will be diverted to streets and be carried away through inlets and underground piping system.

RESOLUTION # 12891

- We maintain a close partnership with Clovis Unified School District; families can utilize the future elementary school site adjacent to, and west of the Tract, for after school sports activities.

Others: No other individuals presented information in support of or in opposition to the application.

Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.

EXHIBIT B

ATTACHMENT
TO
AGENDA ITEM

FISCAL IMPACT STATEMENT

Classified Conditional Use Permit Application No. 3706

Listed below are the fees collected for the land use applications involved in this Agenda Item:

Classified Conditional Use Permit Application	\$ 2,284.50 ¹
Initial Study Application	\$ 3,901.00 ²
Public Health Department Review	<u>\$ 992.00³</u>
Total Fees Collected	<u>\$ 7,177.50</u>

¹ Includes project routing, coordination with reviewing agencies, preparation and incorporation of analysis into Staff Report.
² Review proposal to provide appropriate California Environmental Quality Act (CEQA) analysis.
³ Review of proposal by the Department of Public Health, Environmental Health Division to provide comments.