



County of Fresno

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

July 21, 2021

Brandon Broussard
Yamabe & Horn Engineering
2985 N. Burl Avenue 3 101
Fresno, CA 93727

Dear Applicant:

Subject: Resolution No. 12892 - Variance Application No. 4107

On June 24, 2021, the Fresno County Planning Commission approved your above-referenced project with Conditions. A copy of the Planning Commission Resolution is enclosed.

Since no appeal was filed with the Clerk to the Board of Supervisors within 15 days, the Planning Commission's decision is final.

The approval of this project will expire one year from the date of approval. When circumstances beyond the control of the Applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Variance.

If you have any questions regarding the information in this letter, please contact me at eahmad@fresnocountyca.gov or 559-600-4204.

Sincerely,

Ejaz Ahmad, Planner
Development Services and Capital Projects Division

EA:

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Enclosure



Inter Office Memo

DATE: June 24, 2021

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12892 - VARIANCE APPLICATION NO. 4107

APPLICANT: Yamabe & Horn Engineering

OWNER: Cedar Avenue Properties, LTD

REQUEST: Allow a 40-foot-tall refrigerated warehouse (maximum 35 feet allowed) for an existing fruit packing facility on a 23.35-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the east side of S. Cedar Avenue approximately 1,611 feet to the north from the intersection of S. Cedar and E. Manning Avenues and 3.3 miles west of the nearest city limits of the City of Fowler (APN: 335-170-23) (8570 S. Cedar Avenue, Fresno, CA) (Sup. Dist.: 4).

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 Chatha and seconded by Commissioner Eubanks to determine the recommended variance findings could be made, and approve Variance No. 4107, subject to the Conditions listed in Exhibit B.

This motion passed on the following vote:

VOTING: Yes: Commissioners Chatha, Eubanks, Abrahamian, Carver, Ede, Ewell, Hill, Woolf

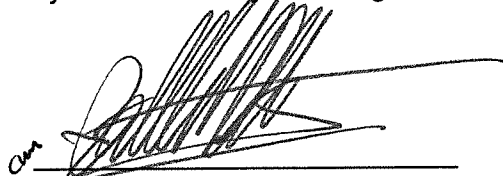
No: None

Absent: Commissioner Burgess

Abstain: None

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
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NOTE: The approval of this project will expire one year from the date of approval unless a determination is made that substantial development has occurred. When circumstances beyond the control of the Applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Variance.

The Planning Commission action is final unless appealed to the Board of Supervisors within 15 days of the Commission's action.

Attachments

EXHIBIT A

Variance Application No. 4107

- Staff: The Fresno County Planning Commission considered the Staff Report dated June 24, 2021 and heard a summary presentation by staff.
- Owner: The owner's representative agreed with the Staff Report. He described the project and offered the following information to clarify the intended use:
- We agree with the Conditions of Approval and Project Notes as recommended by the staff.
 - The building height is 37 feet with a three- foot parapet wall which makes the building 40 feet total in height.
 - We need nine (9) feet on top of fruit bins to provide room for sprinklers system and coils for refrigeration.
 - The increase in height will allow storage of bins from eight (8) bins tall to nine (9) bins tall.
- 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.

**Variance Application (VA) No. 4107
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Development shall be in accordance with the Site Plan and Elevation approved by the Commission.

Conditions of Approval reference recommended Conditions for the project.

Notes	
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The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.

1.	This Variance approval will become void unless there has been substantial development within one year of the effective date of this approval.
2.	Construction plans, building permits and inspections are required for the proposed development. Contact the Building and Safety Section of the Fresno County Department of Public Works and Planning at (559) 600-4540 regarding plans, permits and inspections.
3.	The project shall comply with California Code of Regulations Title 24 – Fire Code and prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the project, must submit construction plans to the Fresno County Department of Public Works and Planning and FCFPD for review. The project may be required to annex into the Community Facilities District No. 2010-01 of the FCFPD.
4.	Any additional storm water runoff generated by the proposed development of a site cannot be drained across property lines or into the County road right-of-way, and must be retained on-site, per County Standards.
5.	If the proposed development does not substantially increase the net impervious surface onsite and the existing drainage patterns are not changed, there will be no engineered grading and drainage plan required. However, Letter of Retention and Letter of Certification from a licensed Civil Engineer addressed to the Department of Public Works and Planning will be required. Letter of Certification must specify the reason why an engineered grading and drainage plan is not needed.
6.	An Engineered Grading and Drainage Plan may be required for the project. A grading permit or voucher is required for any grading proposed with this application.