



County of Fresno

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

August 16, 2021

Bart Ramentas
4866 N. Arcade Avenue
Fresno, CA 93704

Dear Applicant:

Subject: Resolution No. 12878 - Variance Application No. 4102

On May 21, 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 drandall@fresnocountyca.gov or 559-600-4052.

Sincerely,

David Randall, Senior Planner
Development Services and Capital Projects Division

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Enclosure



Inter Office Memo

DATE: May 20, 2021
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12878 - VARIANCE APPLICATION NO. 4102

APPLICANT/
OWNER: Bart and Nancy Ramentas

REQUEST: Allow the reduction of the front-yard setback to allow a 20-foot by 20-foot carport 15-feet (35-feet required) from the front property line in the R1B (Single-Family Residential, 12,500 square-foot minimum parcel size) Zone District.

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) (Sup. Dist. 2).

PLANNING COMMISSION ACTION:

At its hearing of April 22, 2021, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Woolf and seconded by Chairman Abrahamian to continue the hearing to May 20, 2021 at the request of the Applicant.

This motion passed on the following vote:

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

At its hearing of May 20, 2021, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

RESOLUTION NO. 12878

A motion was made by Commissioner Hill and seconded by Commissioner Eubanks, to determine the required findings could be made and approve Variance No. 4102 with the Conditions listed in Exhibit B; based on Findings one and two being able to be made due to the unique circumstance of the carport not being visible from the adjacent properties, and that the proposal would not be aesthetically detrimental, and that the neighbors adjacent and across from the subject parcel were in support of the project.

This motion passed on the following vote:


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

 No: Commissioner Woolf

 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

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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.

Attachments

EXHIBIT A

Variance Application No. 4102

Public Hearing dated April 22, 2021

- Staff: The Fresno County Planning Commission considered the Staff Report dated April 22, 2021 and heard a summary presentation by staff.
- Applicant: The Applicant's disagreed with the recommendations in the Staff Report. The Applicant described the project and offered the following information to clarify the intended use:
- The neighbor across the street was approved for a swimming pool 18 feet into the setback.
 - The home to their north has a similar carport that was built prior to the zoning restrictions.
 - The carport would not impede views.
 - The redwood trees on the property cause a lot of debris on cars.
 - The applicant indicated that he had contacted a representative of the Fig Garden Homeowners Association and that they replied that they would not have any comments.
 - The carport would be built as a pergola style structure.
- Others: One neighbor presented information in support of the application, stating the project will have no effect on the abutting properties and that the carport in the front yard setback would improve the aesthetics of the neighborhood.
- Correspondence: One letter was presented to the Planning Commission at the beginning of the meeting in opposition to the application from a neighbor.

Continued Hearing dated May 20, 2021

- Staff: The Fresno County Planning Commission considered the Staff Report dated May 20, 2021 and heard a summary presentation by staff.
- Applicant: The Applicant offered the following additional testimony in addition to the testimony provided on the 22nd of April. The Applicant described the project and offered the following information to clarify the intended use:
- The proposed carport will enhance the aesthetic of the neighborhood.
 - There are many carports in the Fig Garden neighborhood whether grandfathered or illegally constructed.
 - The carport would make the driveway safer for us and protect the vehicles debris from falling vegetation.

RESOLUTION NO. 12878

Others: One neighbor presented information in support of the application. The neighbor to the north spoke regarding having a similar carport structure that was built over 60 years ago. The project has no effect on or will be visible by the abutting properties. The project would not be unsightly or adverse to the neighborhood and is similar to 6 other carport structures in the neighborhood.

Correspondence: One letter from the neighbor to the west was presented to the Planning Commission in favor of the application and two new letters, received after the staff report was prepared, were presented to the Planning Commission at the beginning of the meeting in opposition to the application, one from a neighbor and one from the Fig Garden Homeowners Association.

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EXHIBIT B

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

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

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