



County of Fresno

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

July 15, 2021

Claudia Cazarez
1033 N. 5th Street
Clovis, CA 93612

Dear Ms. Cazarez:

Subject: Resolution No. 12859 – Variance Application Nos. 4086, 4087, 4088, 4089

On November 19, 2020, 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 thdavis@fresnocountyca.gov or 559-600-9669.

Sincerely,

Ethan Davis, Planner
Development Services and Capital Projects Division

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Enclosure



Inter Office Memo

DATE: November 19, 2020

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12859 – VARIANCE APPLICATION NOS. 4086, 4087, 4088, 4089

APPLICANT: City of Clovis

REPRESENTATIVE: Claudia Cazares

OWNER: Ryan Houlihan

REQUEST: Allow the installation of a 6-foot sound-wall within the side yard setback (reversed corner lot) for the subject parcels, required as a mitigation measure of the City of Clovis Shaw Avenue road widening project.

LOCATION: The project sites are located on the north side of Shaw Avenue at the intersections of Shaw Avenue and Gaynor Avenue and Shaw Avenue and Highland Avenue. (APN: 308-270-55) (Address: 5019 N. Gaynor) (APN: 308-160-27) (Address: 5040 N. Highland) (APN: 308-270-32) (Address: 9568 E. Shaw) (APN: 308-160-20) (Address: 5039 N. Highland) (SUP. DIST. 5).

PLANNING COMMISSION ACTION:

At its hearing of November 19, 2020, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

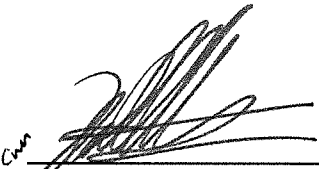
A motion was made by Commissioner Woolf and seconded by Commissioner Hill to adopt the recommended Findings of Fact for approval of Variances No. 4086,4087,4088, 4089, subject to the Conditions listed in Exhibit B.

RESOLUTION NO. 12859

This motion passed on the following vote:

VOTING: Yes: Commissioners Woolf, Hill, Abrahamian, Burgess, Carver, Ede
 No: None
 Absent: Commissioners Chatha, Eubanks, Lawson
 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 a one-year 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. 4086, 4087, 4088, 4089

Staff: The Fresno County Planning Commission considered the Staff Report dated November 19, 2020 and heard a summary presentation by staff.

Applicant: The Applicant's representative concurred with the Staff Report and the recommended Conditions. He described the project and offered the following information to clarify the intended use:

- A noise study determined that four residential properties adjacent to proposed Shaw Avenue widening project needed a sound wall to attenuate sound.
- The other properties along the north side of Shaw Avenue, in the project area, that are not included in the applications is due to their not requiring a variance as setbacks are sufficient, or there is no residence, or the property owner choose to not have a wall installed.
- The property along the south side of the project area is agricultural land and does not need a sound wall.
- All the property owners are in agreement with the variance.

Other: No other individuals presented information in support of or in opposition to the project.

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

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EXHIBIT B

Conditions of Approval and Project Notes

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plan, Elevations and Operational Statement approved by the commission.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	Permits shall be required for any structures built after 1958 without permits.
2.	A grading permit shall be required for any grading that has been done without a permit and any grading proposed with this application.
3.	A 30 x 30 corner cut off shall be implemented as to no interfere with sight distances of entering and exiting traffic.