



County of Fresno

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

July 20, 2020

Dante Club
6176 N. Grantland Avenue
Fresno CA 93722

Dear Applicant:

Subject: Resolution No. 12826 – Classified Conditional Use Permit Application No. 3637

On June 25, 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 two years 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 Conditional Use Permit.

If you have any questions regarding the information in this letter please contact me at cmonfette@fresnocountyca.gov or 559-600-4245.

Sincerely,

Chrissy Monfette, Planner
Development Services and Capital Projects Division

CMM:ksn
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3637\RESOLUTION\CUP 3637 Reso.doc

Enclosure



Inter Office Memo

DATE: June 25, 2020
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12826 - CLASSIFIED CONDITIONAL USE PERMIT
APPLICATION NO. 3637

APPLICANT/
OWNER: Dante Club

REQUEST: Revise approved Classified Conditional Use Permit No. 2601 to allow the construction of a new 3,000 square-foot building and enclose the existing bocce ball courts on a 6.58-acre parcel in the R-R (Rural Residential) Zone District for use by bocce league members and spectators during weekly events. The new building would include a meeting area, bar, restrooms, and kitchen, and would not be open to the general public.

LOCATION: The subject parcel is located on the east side of North Grantland Avenue, adjacent to the city limits of the City of Fresno (6176 North Grantland Avenue) (Sup. Dist. 1) (APN 504-081-11).

PLANNING COMMISSION ACTION:

At its hearing of June 25, 2020, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Chatha and seconded by Commissioner Ede to adopt the recommended Findings of Fact for approval of a Conditional Use Permit, and approve Classified Conditional Use Permit No. 3637, subject to the Conditions listed in Exhibit B.

EXHIBIT A

Classified Conditional Use Permit Application No. 3637

- Staff: The Fresno County Planning Commission considered the Staff Report dated June 25, 2020, and heard a summary presentation by staff.
- Applicant: The Applicant concurred with the Staff Report and the recommended Conditions. He described the project and offered the following information to clarify the intended use:
- The courts are existing – the use would remain the same, but this would add more convenience for the members who play bocce.
 - We agree to the conditions and project notes.
 - The Dante Club is a men’s social club that promotes Italian heritage and community involvement.
 - We do coordinate with the school across the street and allow the school to use their hall for the school’s science fair and host Special Olympics events.
- 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.

CMM:ksn
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3637\RESOLUTION\CUP 3637 Reso.doc

**Classified Conditional Use Permit Application No. 3637
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plans, Floor Plans, Elevations, and Operational Statement approved by the Planning Commission.
2.	A Site Plan Review application shall be submitted to and approved by the Director of the Public Works and Planning, Development Services and Capital Projects Division in accordance with Section 874 of the Fresno County Zoning Ordinance.
3.	All previous conditions of Conditional Use Permit No. 2601 and Site Plan Review No. 6121 shall remain in full force and effect except where superseded by this application, and except where such conditions have been previously satisfied.
4.	Prior to the issuance of building permits, the Applicant shall submit three copies of the final site plan to the North Central Fire Department for approval. Conditions imposed by the Fire Department may relate to fire connections, access, hydrant requirements, sprinklers, and water service.
5.	Prior to the issuance of occupancy permits, the Applicant shall designate two additional parking spaces for handicapped parking for the proposed new building. The designated spaces must meet all criteria for ADA-compliant parking stalls.
6.	Prior to issuance of occupancy permits, the Applicant shall construct the improvements described by Condition of Approval III (A, B, and C) of Site Plan Review No. 6121. The deferral referenced by that Condition no longer applies to the property due to the development of surrounding parcels.

Conditions of Approval reference required Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	This Use Permit will become void unless there has been substantial development within two years of the effective date of approval, or there has been a cessation of the use for a period in excess of two years.
2.	Plans, permits and inspections are required for all onsite proposed improvements. Contact the Building and Safety Section of the Fresno County Department of Public Works and Planning at (559) 600-4540 for permits and inspections.
3.	Any proposed landscape improvement area of 500 square feet or more shall comply with California Code of Regulations Title 23, Division 2 Chapter 2.7 Model Water Efficient Landscape Ordinance (MWELO) and require submittal of Landscape and Irrigation plans per the Governor's Drought Executive Order of 2015. The Landscape and Irrigation plans shall be submitted to the Department of Public Works and Planning, Site Plan Review Unit for review and approval prior to the issuance of Building Permits.
4.	Fresno Irrigation District (FID) owns a canal, Epstein No. 48, which runs northwesterly and crosses Grantland Avenue approximately 1,500 feet north of the subject property. Should this project include any street and/or utility improvements along

Notes

	Grantland Avenue or in the vicinity of this facility, FID requires it review and approve all plans.
5.	The development of this project requires adherence to the County's Construction and Debris Recycling Program, which requires the submission of a Construction and Demolition Waste Management Plan which includes a 65% diversion requirement for debris generated during the course of the project prior to issuance of a Certificate of Occupancy.
6.	An encroachment permit shall be required from Road Maintenance and Operations for any work on the County right-of-way.
7.	Internal access roads shall comply with required widths by the Fire District for emergency apparatus.
8.	Outdoor lighting should be hooded and directed away from adjoining streets and properties.
9.	Per the Fresno Location Agency Management Plan (LAMP) for onsite Wastewater Treatment Systems: <ul style="list-style-type: none"> • A Site Inspection and Evaluation permit shall be required prior to permit issuance. • A Septic System permit shall be required prior to permit issuance.
10.	The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rules 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished, or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the Applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888.
11.	Prior to issuance of building permits, the Applicant shall submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.