



# County of Fresno

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

December 3, 2019

Steven Ohanesian  
1301 N. Van Ness Avenue  
Fresno CA 93728

Dear Applicant:

Subject: Resolution No. 12804 - Variance Application No. 4068

On November 14, 2019, 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 [tkobayashi@fresnocountyca.gov](mailto:tkobayashi@fresnocountyca.gov) or 559-600-4224.

Sincerely,

Thomas Kobayashi, Planner  
Development Services and Capital Projects Division

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Enclosure



## Inter Office Memo

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DATE: November 14, 2019  
TO: Board of Supervisors  
FROM: Planning Commission  
SUBJECT: RESOLUTION NO. 12804 - VARIANCE APPLICATION NO. 4068

APPLICANT: Steven Ohanesian

OWNER: Owen & Sharlene Werzinski

REQUEST: Allow reduction of the side-yard setback to 3 feet (10-foot minimum required) and rear-yard setback to 8 feet 7 inches (20-foot minimum required) for an existing unpermitted 330 square-foot accessory housing unit, recognize the 7-foot side-yard setback for the existing single-family dwelling, and waive the maximum lot coverage to increase lot coverage to 36.3 % (30% maximum allowed) on a 9,750 square-foot parcel in the R-1-AH(nb) (Single-Family Residential, 20,000 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District.

LOCATION: The subject parcel is located on the south side of East Kings Canyon Road, approximately 420 feet east of its nearest intersection with South Sunnyside Avenue, in a County island within the city limits of the City of Fresno (5848 E. Kings Canyon Road) (Sup. Dist. 5) (APN 474-042-11).

### PLANNING COMMISSION ACTION:

At its hearing of October 24, 2019, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Vice Chair Lawson and seconded by Commissioner Chatha to continue the hearing to November 14, 2019 in order to allow the Applicant and Property Owner an opportunity to provide testimony concerning the project.

RESOLUTION NO. 12804

This motion passed on the following vote:

VOTING:      Yes:            Commissioners Lawson, Chatha, Abrahamian, Burgess, Delahay, Ede, Eubanks, and Vallis

                  No:            None

                  Absent:        Commissioner Hill

                  Abstain:       None

At its hearing of November 14, 2019, the Commission considered the Addendum Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Vallis and seconded by Commissioner Delahay to adopt the recommended Findings of Fact for approval of a Variance, and approve Variance No. 4068, subject to the Conditions listed in Exhibit B.

This motion passed on the following vote:

VOTING:      Yes:            Commissioners Vallis, Delahay, Abrahamian, Chatha, Ede, Hill and Lawson

                  No:            None

                  Absent:        Commissioners Burgess and Eubanks

                  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:ksn  
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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. 4068

**Public Hearing dated October 24, 2019**

Staff: The Fresno County Planning Commission considered the Staff Report dated October 24, 2019, and heard a summary presentation by staff.

Applicant: Neither the Applicant nor their Representative were present to provide testimony about the variance request and required Findings. The Planning Commission continued the item to the November 14, 2019 hearing to allow the Applicant opportunity to be present for their application.

**Public Hearing dated November 14, 2019**

Staff: The Fresno County Planning Commission considered the Addendum Staff Report dated November 14, 2019, 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:

- We apologize for not attending the previous hearing and appreciate the Commission continuing the item.
- There are several circumstances involving this property demonstrating that approval of the project will be beneficial.

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.

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**Conditions of Approval and Project Notes  
Variance Application No. 4068**

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plan, Elevations, and Floor Plans approved by the Planning Commission.
2.	Plans, permits, and inspections will be required for the conversion of the accessory building into an accessory housing unit.
3.	Prior to issuance of a building permit, a covenant running with the land between the County and the owner shall be recorded requiring that one of the dwelling units shall be occupied by the property owners or another owner of record.  Note: Our department will prepare the Covenant upon receipt of the standard processing fee which is currently \$243.50.
4.	Prior to issuance of building permits, a Site Plan Review Application in accordance with the provisions of Section 874 of the Fresno County Zoning Ordinance shall be submitted for approval.

Conditions of Approval reference required 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.	No on-site retention of storm water runoff is required, provided that the developer can verify to the County of Fresno that runoff can be safely conveyed to the Master Plan Inlet(s).
2.	Building plans shall be submitted for the unpermitted dwelling unit to both the Fresno County Department of Public Works and Planning, Building and Planning Sections and the Fresno Fire Department for review.
3.	In accordance with 2016 CBC Table 602(h) Group R-3, dwelling units constructed less than five feet from the property line shall be equipped throughout with a residential fire sprinkler system in accordance with NFPA 13D and one-hour construction rating. At three feet from property line as shown, once the subject dwelling is fitted with a fire sprinkler system, the one-hour rating is not required. Fire sprinkler plans shall be submitted as required to this office by a licensed contractor.
4.	The project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building on site. Review for compliance with fire and life safety requirements for the building interior and its intended use is conducted for both the Fire Department and the Building and Safety Section of the Fresno County Department of Public Works and Planning when a submittal for building plan review is made (as required by the California Building Code) by the architect or engineer of record for the building.