



County of Fresno

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

August 7, 2019

Ron & Alexis Masson
6850 E. Floradora
Fresno CA 93727

Dear Applicant:

Subject: Resolution No. 12787 - Variance Application No. 4063

On July 18, 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 jshaw@fresnocountyca.gov or 559-600-4207.

Sincerely,

Jeremy Shaw, Planner
Development Services and Capital Projects Division

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Enclosure



Inter Office Memo

DATE: July 18, 2019
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12787 - VARIANCE APPLICATION NO. 4063

APPLICANT/

OWNER: Ron & Alexis Masson

REQUEST: Allow a 3.5-foot front-yard setback (minimum 35 feet required) and a 14-foot side-yard setback (minimum 20 feet required) for a 14-foot by 32-foot detached storage building and an 8-foot by 12-foot shed on 1.04-acre parcel in the AE-20(nb) (Exclusive Agricultural, 20-acre minimum parcel size, Neighborhood Beautification Overlay) Zone District.

LOCATION: The subject parcel is located approximately 415 feet north of East Floradora Avenue and approximately 650 feet northwest of the intersection of East Floradora Avenue and North Temperance Avenue, approximately 800 feet southwest of the nearest city limits of the City of Fresno, and within the City of Fresno Sphere of Influence (6850 East Floradora Avenue) (SUP. DIST. 5) (APN 310-081-01).

PLANNING COMMISSION ACTION:

At its hearing of July 18, 2019, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Chairman Abrahamian and seconded by Commissioner Hill to determine the required Findings of Fact for approval of a Variance could be made, stating that Finding 1 could be made because the property is unique in that it is a substantial distance from the road, and Finding 2 could be made given that there are other accessory buildings on other properties in the vicinity which appear to be located within the setbacks, which is a substantial property right. Based on the ability to make all four required findings, a motion was made to approve Variance No. 4063, subject to the Conditions listed in Exhibit B.

EXHIBIT A

Variance Application No. 4063

Staff: The Fresno County Planning Commission considered the Staff Report dated July 18, 2019, and heard a summary presentation by staff.

Applicant: The Applicant's representative did not concur with the Staff Report. He described the project and offered the following information to clarify the intended use:

- The storage building was built without permits, and when I sold the property, I informed that new owners that the building was unpermitted.
- While in the process of obtaining permits for the storage building, I was informed by the County that the building was too close to the easement, and that I would need a Variance in order for the building to remain or I would have to remove it.
- I placed the shed near the driveway easement for convenience and I was unaware that it could not be so close to the easement.

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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**Variance Application (VA) No. 4063
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.
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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.

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| 1. | In an effort to protect groundwater, all abandoned water wells and septic systems on the parcel shall be properly destroyed by an appropriately-licensed contractor (permits required). Prior to destruction of agricultural wells, a sample of the upper most fluid in the well column should be checked for lubricating oil. The presence of oil staining around the well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements. Contact the Water Surveillance Program at (559) 600-3357 for more information. |
| 2. | It is recommended that the Applicant consider having the existing septic tank pumped, and have the tank and drain field evaluated by an appropriately-licensed contractor if they have not been serviced and/or maintained within the last five years. The evaluation may indicate the need for possible repairs, additions, or require the proper destruction of the system. |
| 3. | This project is located within the sphere of influence of the City of Fresno. Accordingly, any new construction on the property shall be required to connect to public water and sewer services. |
| 4. | Subsequent to the approval of this Variance, a Certificate of Correction shall be recorded for Parcel Map No. 8082, correcting the width of the non-exclusive easement to 20 feet. |
| 5. | Plans, permits, and inspections are required for any unpermitted structures (Violation No. 109662). |
| 6. | Fresno Metropolitan Flood Control District (FMFCD) requires the owner of the subject parcel to grant a drainage covenant to allow surface runoff to reach future Master Plan facilities located on Temperance Avenue. |

EXHIBIT B