



# County of Fresno

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

June 24, 2019

Glenn T. Bailes  
6297 N. Locan Avenue  
Clovis CA 93619

Dear Applicant:

Subject: Resolution No. 12780 - Director Review and Approval Application No. 4570

On June 6, 2019, the Fresno County Planning Commission approved your project with Conditions. A copy of the Planning Commission Resolution is enclosed.

The Planning Commission's decision is final.

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 Director Review and Approval.

If you have any questions regarding the information in this letter please contact me at [jshaw@fresnocountyca.gov](mailto: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

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DATE: June 6, 2019  
TO: Board of Supervisors  
FROM: Planning Commission  
SUBJECT: RESOLUTION NO. 12780 - DIRECTOR REVIEW AND APPROVAL  
APPLICATION NO. 4570

APPLICANT/  
OWNER: Glenn T. Bailes

REQUEST: Allow the installation of a 1,027 square-foot mobile home as a permanent second residence, with a 1,248 square-foot conventional dwelling to remain as a primary residence, on a 3.24-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the west side of North Locan Avenue, approximately 150 feet north of its intersection with East Escalon Avenue, and easterly and southerly adjacent to the nearest city limits and within the Sphere of Influence of the City of Clovis (6297 North Locan Avenue) (Sup. Dist. 5) (APN 553-100-27).

### PLANNING COMMISSION ACTION:

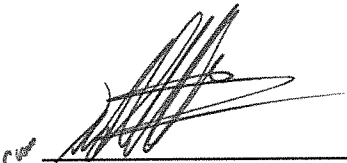
At its hearing of June 6, 2019, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Eubanks and seconded by Commissioner Delahay to adopt the recommended Findings of Fact for approval of a Director Review and Approval, and approve Director Review and Approval No. 4570, subject to the Conditions listed in Exhibit B.

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Eubanks, Delahay, Abrahamian, Burgess, Ede, Hill and Lawson
	No:	None
	Absent:	Commissioners Chatha and Vallis
	Abstain:	None

STEVEN E. WHITE, DIRECTOR  
Department of Public Works and Planning  
Secretary-Fresno County Planning Commission

By:   
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 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. 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 Director Review and Approval.

Attachments

EXHIBIT A

Director Review and Approval Application No. 4570

**Staff:** The Fresno County Planning Commission considered the Staff Report dated June 6, 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:

- There were cars on the western side of the property, however, they have been removed.
- The mobile home would be for my personal use as a residence and the primary residence is occupied by a family member.

**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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**Director Review and Approval Application No. 4570  
Conditions of Approval and Project Notes**

<b>Conditions of Approval</b>	
1.	Development shall be in substantial compliance with the approved site plan, floor plans, and elevations.
2.	The proposed residence shall be landscaped in such a manner as to enhance the appearance of the residence and to ensure compatibility with surrounding properties. The landscaping shall be completed prior to occupancy. The required landscaping, including trees and shrubs, shall be provided on all sides of the mobile home to enhance its appearance from the adjacent properties and from North Locan Avenue. A landscape plan shall be submitted to the Department of Public Works and Planning for approval prior to issuance of building permits. If the proposed landscape area exceeds 500 square feet in area, the landscape plan will be subject to the Model Water Efficient Landscape Ordinance (MWELO) requirements currently in effect.

Conditions of Approval reference required Conditions for the project.

In addition to the above-cited conditions, this application is subject to the following mandatory standards of the Fresno County Zoning Ordinance, Section 855-N-28:

<b>Special Standards</b>	
1.	Two parking spaces, either covered or uncovered, shall be provided for each dwelling unit, as shown on the approved site plan. Each parking space shall be a minimum size of 8-1/2 feet by 20 feet. The parking spaces and the driveway providing access to said parking spaces shall be improved.
2.	Prior to issuance of building permits, a covenant running with the land between the County and the owner shall be recorded with the County Recorder requiring that one of the dwelling units shall be occupied by an owner of record.  Note: The Department of Public Works and Planning will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50.

The following Notes reference mandatory requirements of Fresno County of other agencies and are provided as information to the project Applicant:

<b>Notes</b>	
1.	This permit shall become void if there has not been substantial development within two years of the effective date of this approval.
2.	The sewage and disposal system for the proposed permanent second residence shall be installed under permit and inspection by the Department of Public Works and Planning, Building and Safety Section.
3.	Any runoff generated by the proposed development of this site cannot be drained across property lines, and must be retained on site or disposed of per County Standards.
4.	The project will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

**Notes**

5.	The subject parcel is located within the Sphere of Influence of the City of Clovis. Accordingly, any new development shall be required to connect to public water and sewer service at such time as water and sewer services become available.
6.	The Clovis Unified School District, in which the subject property is located, is authorized by State Law to adopt a resolution requiring the payment of construction fees. The Department of Public Works and Planning, Development Services and Capital Projects Division requires certifications from the school district that the fees have been paid. An official certification form will be provided by the County when an application is made for a building permit.
7.	A grading permit or voucher may be required for any grading that has been done without a permit and any grading proposed with this application.
8.	Plans, permits, and inspections will be required for all on-site improvements.