



County of Fresno

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

May 13, 2019

Maria Navarro
2469 S. 9th Street
Fresno CA 93725

Dear Applicant:

Subject: Resolution No. 12774 - Variance Application No. 4055

On April 25, 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 or 559-600-4224.

Sincerely,

Thomas Kobayashi, Planner
Development Services and Capital Projects Division

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Enclosure



Inter Office Memo

DATE: April 25, 2019
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12774 - VARIANCE APPLICATION NO. 4055

APPLICANT: Maria Navarro

OWNER: Ana Maria Escalante, Sandra Godinez Romero, and Silvia Escalante

REQUEST: Allow a reduced rear-yard setback of four feet (20-foot minimum required) and reduced minimum required space between buildings to three feet (six-foot minimum required) to allow the conversion of an existing detached garage to an accessory living quarters on a 0.17-acre parcel in the R-1(nb) (Single-Family Residential, 6,000 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District.

LOCATION: The subject parcel is located on the east side of Ninth Street approximately 79 feet north of its intersection with Laurite Avenue, within a County island in the City of Fresno (2469 S. Ninth Street, Fresno, CA) (Sup. Dist. 3) (APN 480-273-18).

PLANNING COMMISSION ACTION:

At its hearing of April 25, 2019, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Abrahamian and seconded by Commissioner Lawson to determine the required findings could be made, adopt the required Findings of Fact for approval of a Variance and approve Variance No. 4055, stating that Finding 1 could be made because it is an older neighborhood and other properties in the vicinity have different zoning and setback requirements creating an unusual circumstance; and Finding 2 could be made because other accessory units in the neighborhood have been converted to accessory dwelling units, which constitutes a substantial property right. The Conditions of Approval are listed in Exhibit B.

EXHIBIT A

Variance Application No. 4055

- Staff: The Fresno County Planning Commission considered the Staff Report dated April 25, 2019, and heard a summary presentation by staff.
- Applicant: The Applicant did not concur with the Staff Report and the recommended Conditions. She described the project and offered the following information to clarify the intended use:
- We were not aware that building permits were required when we converted the detached garage into accessory living quarters in 2016; other properties in our neighborhood have converted accessory structures into accessory living quarters.
 - The purpose of the conversion is to allow family members to live on site and take care of their mother who is the occupant of the single-family residence.
 - The accessory living quarters contains two rooms and a bathroom.
- 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 No. 4055
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plan and Elevations approved by the Planning Commission.

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.	<p>Fresno Metropolitan Flood Control District:</p> <ul style="list-style-type: none"> • No onsite retention of storm water runoff is required, provided the developer shall verify to the County of Fresno that runoff can be safely conveyed to the Master Plan inlet(s). • Drainage from the site shall be directed to Ninth Street. • No surface runoff shall be directed toward the alley.

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