



Inter Office Memo

ATTENTION: FOR FINAL ACTION OR
MODIFICATION TO OR ADDITION OF
CONDITIONS, SEE FINAL BOARD OF
SUPERVISORS' ACTION SUMMARY
MINUTES.

DATE: April 25, 2019

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12775 – SITE PLAN REVIEW NO. 8077 APPEAL

APPELLANT: Wanger Jones Helsley PC for Forgotten Fresno, Gonzalo Arias, Jr., Mark Brooks, Joseph Day & Elisa Bilios, *etal.*

OWNER: Wesclo, LP

APPLICANT: Fresno Humane Animal Services

REQUEST: Consider and take action on appeal filed by Wanger Jones Helsley PC on behalf of Forgotten Fresno, Gonzalo Arias, Jr., Roger Day and Elisa Bilios *etal.* of the Department's approval of Site Plan Review Application No. 8077, filed as a requirement per Section 843.6 of the Fresno County Zoning Ordinance, and in relation to approval of General Plan Amendment No. 552 and Amendment Application No. 3825, approved by the Board of Supervisors on October 23, 2018, amending the Fresno County General Plan by re-designating two adjacent parcels totaling 4.15 acres from Rural Residential to Limited Industrial and rezoning those parcels to an M-1(c) Light Manufacturing, Conditional) Zone District to allow an animal hospital/shelter and associated uses.

LOCATION: The subject property is located on the east side of North Grantland Avenue, between North Parkway Drive and West Tenaya Avenue, and approximately 180 feet southwest of the City of Fresno (SUP. DIST. 1) (APN 504-081-02S and -03S).

PLANNING COMMISSION ACTION:

At its hearing of April 25, 2019, the Commission considered the Staff Report and testimony (summarized in Exhibit A) and determined that the request for appeal should be denied and the Department's approval of Site Plan Review No. 8077 be upheld.

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A motion was made by Chairman Abrahamian and seconded by Commissioner Vallis to deny the appeal and uphold the Department's approval of Site Plan Review No. 8077.

This motion resulted in a technical denial of the appeal, based on the following vote:

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

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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Attachments

EXHIBIT A

Site Plan Review No. 8077 Appeal

- Staff: The Fresno County Planning Commission considered the Staff Report dated April 25, 2019, and heard a summary presentation by staff.
- Appellant: The Appellant's representative did not concur with the Staff Report and the recommended action. She described the basis for the appeal and offered the following information to clarify the appeal request:
- I represent Forgotten Fresno, a group of citizens concerned about industrial development in their neighborhood.
 - The General Plan Amendment and Rezoning of the proposed site is being challenged in court; the Site Plan Review should wait until the challenge is resolved.
 - We are concerned about traffic, noise, odor, and safety; there is a cumulative impact to traffic and an existing traffic problem in the area; and the traffic impact report is flawed.
- Others: Two other individuals presented information in support of the appeal:
- We are concerned about an animal shelter in a residential neighborhood and existing and increased traffic due to new housing projects in the area.
 - Road and traffic improvements are needed in this neighborhood; additional environmental analysis is needed.
 - The site is in proximity to residences, churches, and an elementary school; it will change the neighborhood's character.
 - We are very concerned about safety for the school children and neighborhood residents; animals could be abandoned in front of the shelter.
- Four individuals presented information in opposition to the appeal stating they supported the development of an animal shelter:
- We concur with the conditions of the Site Plan Review; the Site Plan Review implements the zoning; and the traffic impact study was done in consultation with the County of Fresno.
 - Water and sewer services will be provided by the City of Fresno; we plan to make additional road improvements; and agreements are in place to improve the irrigation pipe and add flood control improvements.

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- The new facility will block noise from the freeway; the hours of operation of the facility will be different from school drop-off hours; and the site is designated for industrial development in the City of Fresno General Plan.
- The existing animal shelter is in an area with residences and churches; we have never had a dog attack; we have had less than 10 animals abandoned at our current location; we have 24-hour response and attendants; and the animals are kept inside after hours.
- We have hired a designer that specializes in animal shelters, and the new facility will be beautiful; it will not cause problems with noise and odor; and we will fund an additional lane for traffic.

Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the appeal.

HL:ksn

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County of Fresno
Board of Supervisors
Minute Order

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August 6, 2019

Present: 5 - Chairman Nathan Magsig, Vice Chairman Buddy Mendes, Supervisor Steve Brandau, Supervisor Brian Pacheco, and Supervisor Sal Quintero

Agenda No. 7.

Public Works & Planning

File ID: 19-0825

Re: Consider and take action on appeal filed by Wagner Jones Helsley PC on behalf of Forgotten Fresno, Gonzalo Arias, Jr., Roger Day and Elisa Bilios, et. al. of Planning Commission's technical denial (tie vote) of appeal of Department's approval of Site Plan Review Application No. 8077 allowing an animal hospital/shelter and associated uses on two parcels totaling 4.15 acres in the M-1(c) Zone District; and determine whether required Findings specified in Fresno County Zoning Ordinance, Section 874-A.2 could be made for approval, approval with stated conditions, or denial of Site Plan Review Application No. 8077, subject parcels are located on east side of N. Grantland Avenue, between N. Parkway Drive and W. Tenaya Avenue, and approximately 180 feet southwest of nearest city limits of City of Fresno

DELETED