



County of Fresno

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

August 16, 2018

John Quinto
1502 I Street
Reedley CA 93654

Dear Applicant:

Subject: Resolution No. 12729 - Variance Application No. 4047

On July 26, 2018, the Fresno County Planning Commission approved your application 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 unless the required mapping application to create the parcels is filed in accordance with the Parcel Map Ordinance. 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: July 26, 2018
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12729 - VARIANCE APPLICATION NO. 4047

APPLICANT: John Quinto

OWNER: Kings Canyon Unified School District – Miramonte School

REQUEST: Recognize three nonconforming parcels as to front-yard setback with existing 15-foot, 24-foot and 30-foot front-yard setbacks (35 feet required), and allow the creation of a 15.1-acre parcel, a 21,184 square-foot parcel, 4,563 square-foot parcel, and a 19,621 square-foot parcel from an existing 15.4-acre parcel, 16,245 square-foot parcel, 4,301 square-foot parcel and 9,287 square-foot parcel within the AE-160 (Exclusive Agricultural, 160-acre minimum parcel size) and RS (Rural Settlement) Zone Districts.

LOCATION: The project site is located at the southeast corner of Orchard Drive and Dunlap Road in the unincorporated community of Miramonte (45914 Orchard Drive, 45961 Dunlap Road, 46011 Dunlap Road, 46019 Dunlap Road and 46023 Dunlap Road, Miramonte, CA) (Sup. Dist. 5) (APN 195-290-01T, 195-273-11, 195-273-03, 04, 05, 06).

PLANNING COMMISSION ACTION:

At its hearing of July 26, 2018, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

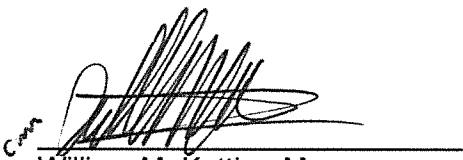
A motion was made by Commissioner Lawson and seconded by Commissioner Chatha to adopt the required Findings of Fact for approval of a Variance, and approve Variance No. 4047, subject to the Conditions listed in Exhibit B.

RESOLUTION NO. 12729

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Lawson, Chatha, Abrahamian, Burgess, Delahay, Ede, Eubanks, Hill and Vallis
	No:	None
	Absent:	None
	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 the required mapping application to create the parcels is filed in accordance with the Parcel Map Ordinance. 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. 4047

Staff: The Fresno County Planning Commission considered the Staff Report dated July 26, 2018, and heard a summary presentation by staff.

Applicant: The Applicant's representative concurred with the Staff Report and the recommended Conditions. He described the project and offered the following information to clarify the intended use:

- The circumstances of this Variance are unique; the only alternative would be to remove the improvements that are crossing parcel lines; and we are presenting a practical solution by adjusting the parcel lines.
- These parcels were created in 1918 and were platted with 25-foot-wide lots with the intention of an urban use.
- I have presented a petition of support from the surrounding property owners.
- The Kings Canyon Unified School District adopted a resolution of support for the proposal.

Others: Two other speakers voiced support for the Variance, stating that the Kings Canyon Unified School District and the property owners have worked together over several years to create this solution to the encroachment of improvements across property lines.

No other individuals spoke in support or in opposition of the application.

Correspondence: There was one letter in support of the application and a petition of support, signed by seven neighboring property owners, presented to the Commission.

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**Variance Application No. 4047
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plan approved by the Planning Commission to allow the property line adjustment resulting in a 15.1-acre parcel, a 21,184 square-foot parcel, a 4,563 square-foot parcel and a 19,621 square-foot parcel.

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.	Division of the property is subject to the provisions of the Fresno County Parcel Map Ordinance. A Property Line Adjustment Application shall be filed to adjust property lines in accordance with the approved Site Plan.
2.	After modification of the property lines, it is imperative that each parcel can accommodate the existing sewage disposal systems and expansion areas, meeting the mandatory setback requirements as established in the California Well Standards Ordinance, the California Plumbing Code, and the Local Area Management Plan (LAMP).
3.	It is recommended that the Applicant consider having the existing septic tank pumped, and have the tank and leach 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 possible repairs, additions, or require the proper destruction of the system.
4.	The location is outside of the Fresno County Fire Protection District area and in the unprotected area of Fresno County. The County will be the lead for Fire Protection Code requirements. Since the property is within the SRA, Title 15.60 will apply.

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