



County of Fresno

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

June 25, 2018

Luis Bravo
3251 N. Marks Avenue
Fresno CA 93722

Dear Mr. Bravo:

Subject: Resolution No. 12721 - Initial Study Application No. 7266 and Classified
Conditional Use Permit Application No. 3569

On June 7, 2018, the Fresno County Planning Commission approved your Classified Conditional Use Permit 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 two years 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 Classified Conditional Use Permit.

If you have any questions regarding the information in this letter please contact me at cmonfette@co.fresno.ca.us or 559-600-4245.

Sincerely,

Chrissy Monfette, Planner
Development Services and Capital Projects Division

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Enclosure



Inter Office Memo

DATE: June 7, 2018

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12721 - INITIAL STUDY APPLICATION NO. 7266 and CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3569

APPLICANT: Luis Bravo

OWNER: Harjit Singh Dhunna

REQUEST: Allow an existing building in the RR(nb) (Rural Residential, Neighborhood Beautification Overlay) Zone District to be used for social church gatherings.

LOCATION: The project site is located on the north side of West Clinton Avenue, approximately 225 feet east of its intersection with North Brawley Avenue, adjacent to the city limits of the City of Fresno (3756 West Clinton Avenue) (SUP. DIST. 1) (APN 442-060-48).

PLANNING COMMISSION ACTION:

At its hearing of June 7, 2018, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Lawson and seconded by Commissioner Ede to adopt the Negative Declaration prepared for the project, adopt the required Findings of Fact for approval of a Conditional Use Permit, and approve Classified Conditional Use Permit Application No. 3569, subject to the Conditions listed in Exhibit B.

RESOLUTION NO. 12721

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Lawson, Ede, Abrahamian, Burgess, Chatha, Delahay, 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 two years 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 Classified Conditional Use Permit.

Attachments

EXHIBIT A

Initial Study Application No. 7266
Classified Conditional Use Permit Application No. 3569

Staff: The Fresno County Planning Commission considered the Staff Report dated June 7, 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:

- We agree with the Staff Report and Conditions of Approval.
- We have more than 50 parking spaces behind the building, but we do not anticipate any more than 20 cars.

Others: No other individuals presented information in support of or in opposition to the application.

Correspondence: One letter was presented to the Planning Commission in opposition to the application, generally stating concerns that project approval would have a negative impact on the area. No letters were presented to the Planning Commission in support of the application.

CMM:
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**Conditions of Approval and Project Notes
 Conditional Use Permit Application No. 3569 and Initial Study Application No. 7266**

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plan and Operational Statement approved by the Commission.
2.	Prior to issuance of Building Permits, a Site Plan Review (SPR) shall be submitted to and approved by the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage, and lighting.
3.	The Applicant shall obtain inspections to reinstate the expired permit for the addition to the existing building.
4.	Prior to the issuance of building permits, the property shall dedicate the necessary right-of-way per the City of Fresno standards for the roadway classification.
5.	Clinton Avenue shall be improved across the Applicant's frontage to City standards. Alignment for curb and gutter should match up with existing improvements located westerly of the subject parcel. Existing overhead utilities across the Applicant's frontage shall be placed underground.
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.	This Use Permit will become void unless there has been substantial development within two years of the effective date of approval.
2.	A church facility providing services and public access would be required to provide accessible elements and facilities for persons with disabilities, as listed below, but may not be limited to: <ol style="list-style-type: none"> 1. Accessible routes from the site arrival point to all areas of public accommodation per CBC 11B-206. 2. Accessible Parking per CBC 11B-208. 3. Accessible toilet facilities per CBC 11B-213.
3.	Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
4.	With access for any new development along Collector roads, turnaround facilities shall be provided on parcels having direct access to Collector roads so that vehicles do not back out onto the roadway.

Notes

5.	If not already present, ten-foot by ten-foot corner cutoffs should be improved for sight distance purposes at any exiting driveways.
6.	On- and off-site drainage shall be directed into facilities operated by the Fresno Metropolitan Flood Control District. No on-site retention of storm water will be required, provided the developer can verify to the County of Fresno that runoff can be safely conveyed to the Master Plan inlets. Drainage from this site shall be directed to Clinton Avenue.
7.	Off-Street parking facilities and geometrics shall conform to the City of Fresno Public Works Department <i>Parking Manual and Standard Drawings P-21, P-22, P-23</i> . Install a 30-inch state standard "STOP" sign. The sign shall be mounted on a 2-inch galvanized post with the bottom of the sign seven feet above ground, located behind the curb and immediately behind a major street sidewalk. Provide parking space needs, circulation, access, directional signs (e.g., "Entrance," "Exit," "Right Turn Only," "One Way", etc.). Restripe the existing parking stalls to angled parking, per the City of Fresno <i>Parking Manual</i> , with respect to the direction of traffic flow (based on the assignment of the driveways).
8.	<p>The following comments were received by our Site Plan Review Section. This list is not inclusive of all the items that will be reviewed during the Site Plan Review process:</p> <ol style="list-style-type: none"> 1. Per Section 855-I(2)b of the Zoning Ordinance, there shall be one (1) parking space for every forty (40) square feet of area within the main auditorium or meeting hall. The open area (meeting hall) listed in the floor plan for this facility is approximately 2,088.45 square feet. Divided by 40 square feet, that would equal 52 parking stalls required. 2. A minimum of two (2) ADA accessible parking stalls are required, one (1) of which shall be designated van accessible. All ADA accessible stalls shall be located as close as possible to the main entrance. 3. Section 855-E.3: <ol style="list-style-type: none"> a) Side and rear yards may be used for required off-street parking. If the parking area abuts property classified as a Residential District, then a solid masonry wall not less than five (5) feet nor more than six (6) feet in height shall be erected on the property line abutting the area used for off-street parking. For regulations, the provisions of Section 855-H and Section 855-I.3 shall apply. b) The required front yard shall be landscaped; where such areas adjoin a residential district, there shall be a border of appropriate landscaping not less than ten (10) feet in depth along the residential street frontage to protect the character of the adjoining residential property. Such landscaping shall be maintained. c) Any proposed landscape area 500 square feet or more shall meet the requirements of the State of California's Model Water Efficient Landscape Ordinance (MWELO) guidelines for water conservation. 4. Asphalt concrete driveway approaches shall be required. Two-way driveways are to be 24 to 35 feet in width. Driveway widths greater than 35 feet in width must be approved by the Road Maintenance and Operations Division. 5. If only the driveways are to be paved, the driveways should be concrete or asphalt concrete paved a minimum width of 24 feet for the first 100 feet off of the edge of the road right-of-way. 6. All parking and circulation areas not concrete or asphalt concrete paved should be treated with a dust palliative to prevent the creation of dust. 7. Outdoor lighting should be hooded and directed away from adjoining streets and properties. 8. Any existing or proposed gates providing initial access to the site should be set back a minimum of 20 feet or the length of the longest vehicle that will enter the site.

Notes

9.	<p>The following comments were provided by the City of Fresno and should be addressed prior to submission of the Site Plan Review:</p> <ul style="list-style-type: none"> - Identify all street furniture within the public right-of-way - Identify the required 4-foot-minimum path of travel along the public sidewalk directly in front of property, as required by the California Administration Code (Title 24) - A pedestrian easement may be required if Title 24 requirements cannot be met - The construction of any overhead, surface or sub-surface structures and appurtenances in the public rights-of-way is prohibited unless an encroachment permit is approved by the City/County of Fresno
10.	<p>The following comments were provided by the North Central Fire Department as conditions of approval to their site plan approval process. This list is not inclusive of all items that may be necessary to obtain approval:</p> <ol style="list-style-type: none"> 1. Approval of this plan does not authorize or approve any omission or deviation from applicable adopted codes and adopted standards. Final approval is subject to field inspection. At this time, Fire does not require access to drive on property, as we can meet hose pull requirements from the street. If at any time in the future if additional buildings are proposed on site, additional site access requirements will apply, including minimum 20-foot fire access lanes. 2. If any gates are proposed not shown on this plan, there will be requirements for police/fire access locks. 3. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building/Safety Section of Fresno County Department of Public Works and Planning when a submittal for building plan review is made, as required by the California Building Code, by the architect or engineer of record for the building.
11.	<p>The Fresno Metropolitan Flood Control District encourages, but does not require, that roof drains from non-residential development be constructed such that they are directed onto and through a landscape grassy swale area to filter out pollutants from roof runoff.</p>
12.	<p>Outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.</p>
13.	<p>FID's active Victoria Colony-W. Br. No. 43 runs southerly and crosses Clinton Avenue approximately 1,800 feet east of the subject property. Should this project include any street and/or utility improvements along Clinton Avenue or in the vicinity of this facility, FID will require it review and approve all plans.</p>
14.	<p>Existing water well(s) and septic system(s) on the parcel shall be properly destroyed under permit and inspection by the County of Fresno. For water well destruction, please contact the Environmental Health Division at (559) 600-3357. For septic system destruction, please contact the Building/Safety Section at (559) 600-4540.</p>

Notes

15.

Churches currently do not meet the definition of a retail food facility in the California Retail Food Code [CalCode 113789(c)(3)], provided that the church gives or sells food to its members and guests, and not to the general public, at an event that occurs not more than three (3) days in any ninety-day period. However, it is recommended that the Applicant consider constructing the kitchen to commercial standards. This would allow future use of the facility for approved community events. The Applicant may contact the Consumer Food Protection Program at (559) 600-3357 for more information.