



County of Fresno

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

March 27, 2018

Brad Bell/Bob Koury
2044 E. Nees Avenue
Fresno CA 93720

Dear Applicant:

Subject: Resolution No. 12692 - Initial Study Application No. 7328 and Classified
Conditional Use Permit Application No. 3583

On February 15, 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 eahmad@co.fresno.ca.us or 559-600-4204.

Sincerely,

Ejaz Ahmad, Planner
Development Services and Capital Projects Division

EJ:ksn
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3500-3599\3583\RESOLUTION\CUP3583 Reso.docx

Enclosure



Inter Office Memo

DATE: February 15, 2018

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12692 - INITIAL STUDY APPLICATION NO. 7328 and
CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3583

APPLICANT: Brad Bell/Bob Koury

OWNER: The Well Community Church

REQUEST: Allow the addition of classrooms and a gymnasium to an existing church facility on a 6.99-acre parcel in the R-1-B (Single-Family Residential, 12,500 minimum parcel size) Zone District.

LOCATION: The project site is located on southwest corner of E. Gettysburg and N. Palm Avenues within a County island in the City of Fresno (4545 N. Palm Avenue, Fresno, CA) (SUP. DIST. 2) (APN 426-020-09).

PLANNING COMMISSION ACTION:

At its hearing of February 15, 2018, the Commission considered the Staff Report and testimony (summarized in Exhibit A).


A motion was made by Commissioner Ede and seconded by Commissioner Lawson to adopt the Mitigated Negative Declaration prepared for the project, adopt the recommended Findings of Fact in the Staff Report, and approve Classified Conditional Use Permit Application No. 3583, subject to the Conditions listed in Exhibit B.

RESOLUTION NO. 12692

This motion passed on the following vote:

| | | |
|---------|----------|--|
| VOTING: | Yes: | Commissioners Ede, Lawson, Abrahamian, Burgess, Delahay, Eubanks and Woolf |
| | No: | None |
| | Absent: | Commissioner Chatha and Vallis |
| | 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
 G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3500-3599\3583\RESOLUTION\CUP3583 Reso.docx

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. 7328
Classified Conditional Use Permit Application No. 3583

Staff: The Fresno County Planning Commission considered the Staff Report dated February 15, 2018, 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:

- An architect designed the existing church on in 1966.
- The two existing buildings have open courtyards, with all classrooms opening towards the courtyard; children attending Sunday School enter the buildings through a covered breezeway.
- Phase 1 of the project will consist of closing and roofing the courtyard, enhancing security by establishing a one-point entry and providing protection from the weather.
- The commercial coach trailers will only be used during the building renovation period and will be removed from the property after construction has been completed.
- The two streets adjacent the property frontage have sidewalks; we do not object to irrevocably offering a corner cut-off at the northeast corner of the property.

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.

EJ:ksn
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3500-3599\3583\RESOLUTION\CUP3583 Reso.docx

Mitigation Monitoring and Reporting Program
Initial Study Application No. 7328
Classified Conditional Use Permit Application No. 3583

| Mitigation Measures | | | | | |
|---|---|--|-------------------------------|---|--------------------------------------|
| Mitigation Measure No.* | Impact | Mitigation Measure Language | Implementation Responsibility | Monitoring Responsibility | Time Span |
| *1. | Aesthetics | All outdoor lighting shall be hooded and directed downward so as to not shine toward adjacent properties and public streets. | Applicant | Applicant/Fresno County Department of Public Works and Planning (PWP) | Ongoing, for duration of the project |
| Conditions of Approval | | | | | |
| 1. | Development of the property shall be in accordance with the Site Plan, Floor Plan, Elevation and Operational Statement approved by the Planning Commission. | | | | |
| 2. | Prior to occupancy, a Site Plan Review 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, right-of-way, on-site grading and drainage, fire protection, landscaping, signage and lighting. | | | | |
| 3. | The Applicant shall irrevocably offer a 20-foot by 20-foot corner cutoff to facilitate ADA-compliant ramps at the corner of the Palm and Gettysburg intersection. | | | | |
| 4. | Access to the site shall be limited to the three existing driveways off Palm and Gettysburg Avenues. | | | | |
| 5. | The Fresno Irrigation District's Enterprise-Holland Colony No. 122 Canal runs northerly along the west side of the subject property and crosses Gettysburg Avenue. Plans for any improvements along the west side of the property or any street and/or utility improvements along Gettysburg Avenue or near the canal shall require FID review and approval. | | | | |
| *MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference required Conditions for the project. | | | | | |
| 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. | | | | |

Project Notes

| | |
|--|--|
| <p>2. Plans, permits and inspections are required for all on-site construction improvements. Contact the Building and Safety Section of the Fresno County Department of Public Works and Planning at (559) 600-4540 for permits and inspections.</p> | |
| <p>3. An Engineered Grading and Drainage Plan may be required to show how the additional storm water runoff generated by the proposal will be handled without adversely affecting adjacent properties.</p> | |
| <p>4. A Grading Permit or Voucher will be required for any site grading proposed by this application.</p> | |
| <p>5. The project proponent shall obtain permit coverage from the Central Valley Regional Water Quality Control Board under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit).</p> | |
| <p>6. The Fresno Metropolitan Flood Control District shall approve drainage and grading plans prior to approval by the County.</p> | |
| <p>7. The approved Site Plan shall require Fresno Fire Department approval prior to the issuance of building permits by the County.</p> | |
| <p>8. To address site improvement-related impacts resulting from the project, the Site Plan Review Section of the Fresno County Department of Public Works and Planning requires:</p> <ul style="list-style-type: none"> • Additional parking stalls should the proposed gymnasium to be used simultaneously with the church services. • All parking spaces for the physically disabled be placed adjacent to facility access ramps or in strategic areas where the disabled shall not have to travel behind parking spaces other than to pass behind the parking space in which they parked. <p>Note: The aforementioned requirements will be addressed through Site Plan Review.</p> | |
| <p>9. Prior to issuance of building permits, the Applicant/operator shall submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division for review and approval. Prior to operations, the Applicant/owner shall apply for and obtain a 'Permit to Operate' a food facility.</p> | |
| <p>10. A 10-foot by 10-foot corner cutoff shall be improved for sight distance purposes at all existing driveways accessing Gettysburg and Palm Avenue, if not already present.</p> | |
| <p>11. Any work done within the County right-of-way to improve existing driveways shall require an encroachment permit from the Road Maintenance and Operations Division.</p> | |