



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 3 September 21, 2017

SUBJECT: Variance Application No. 4030

Allow a 6-foot-tall fence and gate (three-foot maximum allowed) within the front-yard setback on an approximately 16,117 square-foot parcel the R-1-B(nb) (Single-Family Residential, 12,500 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District.

LOCATION: The subject parcel is located on the north side of East Lansing Way, between North Palm Avenue and North Wilson Avenue approximately 450 feet northeast of the city limits of the City of Fresno (405 East Lansing Way) (Sup. Dist. 2) (APN 434-231-08).

**OWNER/
APPLICANT:** Toni M. Onkka

STAFF CONTACT: Jeremy Shaw, Planner
(559) 600-4207

Marianne Mollring, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Deny Variance No. 4030; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans and Detail Drawings
6. Elevations
7. Applicant’s Submitted Findings
8. Approved Variances Map
9. Fig Garden Home Owners Association Approval

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Low-Density Residential in the County-Adopted Fig Garden Community Plan	No change
Zoning	R-1-B(nb) (Single-Family Residential, 12,500 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District	No change
Parcel Size	0.37 acre (16,117 square feet)	No change
Project Site	APN 434-231-08 (Lot No. 395 of Forkner Giffen Gardens Subdivision No. 2)	No change
Structural Improvements	An existing 2,824 square-foot single-family residence and a 520 square-foot detached accessory living quarters	Six-foot-tall fence within the required front-yard setback
Nearest Residence	North: 60 feet South: 125 feet East: 30 feet West: 30 feet	No change
Surrounding Development	North: Residential East: Residential South: Residential West: Residential	No change

EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N

ENVIRONMENTAL ANALYSIS:

It has been determined that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) guidelines pursuant to Section 15061(b)(3), and that the proposed project will not have a significant effect on the environment and is not subject to CEQA.

PUBLIC NOTICE:

Notices were sent to 74 property owners within 600 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A Variance (VA) may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 877 are made by the Planning Commission.

The decision of the Planning Commission on a Variance Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

BACKGROUND INFORMATION:

This Variance request proposes to allow a six-foot-tall fence (three-foot maximum allowed) within the front-yard setback. The subject parcel was originally created as Lot No. 395 of the Forkner Giffen Gardens Subdivision No. 2 recorded November 22, 1919. According to County Records the existing 2,824 square-foot single-family residence was constructed in 1939. The Fig Garden Community in which the subject parcel is located has history of "Blanket" Variances addressing front and street side-yard setbacks as well as height restrictions on front-yard fences, hedges and walls within the required setbacks. Variance No. 2064 filed by the Fig Garden Men's Club was approved by the Planning Commission on March 7, 1974 to allow existing fences, hedges and/or walls up to a maximum height of six feet five inches on or within front and street side property lines to remain. Variance No. 2064 had a ten-year time limit and expired in 1984. Variance No. 2310 (approved by the Planning Commission in 1977) waived setback requirements for fences and walls not to exceed six feet in height within front yards of properties that fronted on major streets in the area which included Palm Avenue, Ashlan Avenue, Gettysburg Avenue and Maroa Avenue. Variance No. 2310 is currently in effect. On April 9, 1992, the Planning Commission approved Variance No. 3357 to allow an exemption from the height standard for hedges in all yards on residential lots within the boundaries of the Fig Garden Neighborhood Plan.

More recently, there have been at least six other variances approved within one mile of the subject property that allowed for fences greater than the maximum allowable height of three feet within front and street side-yard setbacks. Those variances are detailed in the table below.

Application/Request	Date of Action	Staff Recommendation	Final Action
VA No. 3605: Allow reduced setbacks for a single-family residence and a six-foot-tall fence in the street side-yard setback	March 12, 1998	Findings 1 and 2 not made by Staff; deferred to Planning Commission	Approved by Planning Commission
VA No. 3615: Allow a six-foot-tall fence in the front yard and street side-yard area	July 28, 1998	Denial	Approved by Planning Commission
VA No. 3757: Allow a six-foot-tall fence in the front-yard setback	June 26, 2003	Denial	Approved by Planning Commission
VA No. 3769: Allow a four-foot-tall fence in the front and street side-yard setbacks	October 9, 2003	Approval	Approved by Planning Commission
VA No. 3863: Allow a six-foot-tall fence within the front-yard setback	February 22, 2007	Denial	Approved by Planning Commission
VA No. 3865: Allow a six-foot-tall fence in the street side-yard setback for a proposed swimming pool	February 22, 2007	Approval	Approved by Planning Commission

DISCUSSION:

Findings 1 and 2: *There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification; and*

Such variance is necessary for the preservation of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: 35 feet Side: 10 feet Rear: 20 feet	No change	Yes
Parking	One parking space	No change	Yes

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Lot Coverage	40 percent	No change	Yes
Space Between Buildings	Six feet minimum between main and accessory buildings	No change	Yes
Wall Requirements	No requirements	No change	N/A
Septic Replacement Area	100 percent	No change	Yes
Water Well Separation	N/A	No change	N/A

Reviewing Agency/Department Comments:

Zoning Section of the Fresno County Department of Public Works and Planning: The structure shown on the Applicant's submitted site plan as a guest house is currently permitted as a pool house. If said structure is intended to house temporary living/sleeping quarters for guests, it will require approval by the Department of Public Works and Planning, as an Accessory Living Quarters.

Note: The Applicant provided staff with a written statement indicating that the detached accessory structure at the rear of the property is currently used for storage and hobby purposes and as a pool house. Also, the structure does not contain a kitchen and is not used as a dwelling.

Development Engineering Section of the Department of Public Works and Planning: East Lansing Way is classified as a Local road with an existing right-of-way width of 60 feet per the Plat Book; the minimum total right-of-way width for a Local road is 60 feet.

East Lansing Way is a County-maintained road and records indicate that this section of East Lansing Way from Wilson Avenue to Palm Avenue has an Average Daily Traffic (ADT) of 1,500, a paved width of 23.9 feet and a structural section of 0.08 feet AC, and is in good condition.

According to FEMA FIRM Panel 1570H, the entire subject property is found to be under shaded Flood Zone X. The shaded flood zone refers to areas at risk of flooding from the two-percent-chance annual flood, areas in the one-percent-chance flood risk with average depths of less than one foot or with drainage areas less than one square-mile, and areas protected from the one-percent-chance annual flood by levees. Typically, any work done within the designated flood zones shall conform to provisions established in Chapter 15.48 Flood Hazard Areas of the Fresno County Ordinance.

The project site is located within the Fresno Metropolitan Flood Control District (FMFCD) Boundary and Drainage Zone District DD. Typically, FMFCD should be consulted for their requirements and any additional runoff generated by development cannot be drained across property lines.

Any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest vehicle entering the site, and shall not swing outward.

If not already present, ten-foot by ten-foot corners should be improved for sight distance purposes at any driveway accessing East Lansing Way. Typically, 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 of the Department of Public Works and Planning.

Fresno Metropolitan Flood Control District: No comments.

Design Division of the Department of Public Works and Planning: No comments.

Road Maintenance and Operations Division of the Department of Public Works and Planning: An Encroachment Permit from the Road Maintenance and Operations Division will be required for any improvements proposed within the County right-of-way.

Pavers are not an acceptable material for use in the proposed driveway approaches within the road right-of-way. Drive approach improvements within the road right-of-way should be constructed of asphalt in un-curbed areas. According to site photos, it appears that the Applicant has constructed the pavers in the road right-of-way without an Encroachment Permit.

If a gate is constructed across the driveway, it should be set back a minimum of 20 feet or other such distance from the road right-of-way of East Lansing Avenue to preclude a vehicle entering the driveway from standing in the road right-of-way when stopped at the gate.

The proposed fence that is above the maximum height of three feet should be constructed of a material that would not obstruct the vision of a driver exiting the driveway.

Analysis:

In support of Findings 1 and 2, the Applicant states that a six-foot-high fence is necessary for safety due to the surrounding vicinity being a high-crime area and that trespassing on the subject property has occurred on several occasions and is an ongoing concern.

The primary purpose of the height restriction for fences within the front-yard setback is to protect the aesthetic character of the neighborhood, which would include sight lines from adjacent properties, and provide for the safe egress of vehicles both from the subject property and those adjacent properties.

A consideration in addressing Findings 1 and 2 is whether there are alternatives available that would avoid the need for the Variance. One alternative would be to construct the proposed fence within the height restriction of three feet or build the fence outside the boundary of the required front-yard setback. For example, the fence or other security enclosure could be constructed closer to the residence.

With regard to Finding 2, the approval of a variance request is intended to correct the deficit of a property right of the Applicant. The Applicant proposes to build a six-foot-tall fence in order to enclose the front yard so that entry to the yard can be controlled and incidence of trespassing or burglary would be less likely. The property right at issue is the Applicant's inability to utilize the front yard as a secure space without the concern that the property boundaries could be easily

trespassed. Staff recognizes that the ability to utilize the front yard is a substantial property right, however that right is not at issue in this case, as the property owners use of the front yard is not infringed upon by the lack of being enclosed.

Based on the above analysis, staff does not believe that there are exceptional circumstances and conditions applicable to the subject property that do not generally apply to other properties in the vicinity. Although there are examples of existing front-yard fences in the vicinity, there are many other neighboring properties which comply with the front-yard fence height restriction. Additionally, staff also does not concur that a substantial property right is at issue, which would require a variance to be preserved. There are other means by which home security could be improved, such as with lighting, an alarm system and locking points of entry to the residence, garage and side and rear yards.

Recommended Conditions of Approval:

None

Conclusion:

Findings 1 and 2 cannot be made.

Finding 3: The granting of the Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	0.37 acre	Single-Family Residential	R-1-B	60 feet
South	0.34 acre 0.34 acre	Single-Family Residential	R-1-B	125 feet
East	0.37 acre	Single-Family Residential	R-1-B	30 feet
West	0.37 acre	Single-Family Residential	R-1-B	30 feet

Reviewing Agency/Department Comments:

Zoning Section of the Fresno County Department of Public Works and Planning: The structure shown on the Applicant’s submitted site plan as a guest house is currently permitted as a pool house. If said structure is intended to house temporary living/sleeping quarters for guests, it will require approval by the Department of Public Works and Planning, as an Accessory Living Quarters.

Fresno County Department of Public Health, Environmental Health Division: No comments

Fig Garden Fire Protection District: Applicant shall provide approved police/fire bypass lock (“Best” padlock model 21B700 series or electric cylinder switch model 1W7B2) on drive access gate for emergency access. All electrified gates shall be equipped with the Best electric cylinder lock 1W7B2. A Knox padlock may not be used in place of the Best padlock model 21B700.

Note: These lock boxes can be purchased only through Sierra Lock and Glass, 1560 North Palm Avenue, Fresno, CA 93728

No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

Analysis:

In support of Finding 3, the Applicant states that there are many other properties in the area that have six-foot-tall fencing and gates within the front yard. Photos provided by the Applicant show that there are other properties in the vicinity of the subject property that have front-yard fences or walls with gates that appear to be taller than the three-foot maximum allowed.

This Variance is requesting to allow an architectural feature (a fence which is taller than the maximum height allowed within a front-yard setback), which feature is common to many properties in the vicinity of the subject property according to permit records and photos (see table on page 4 of this Staff Report). Based on this information, staff does not believe that the proposal will have an adverse effect upon surrounding properties, provided that any part of the fence above the maximum allowable height of three feet be constructed of a material such that the fence would not obstruct the vision of a driver exiting the gate, and that the proposed gate is set back a minimum of 20 feet from the road right-of-way, or such distance that would preclude any vehicle entering the gate from standing in the roadway while waiting.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 3 can be made.

Finding 4: That the proposed development is consistent with the General Plan.

The subject property is designated Low-Density Residential in both the Fig Garden Neighborhood Plan and the Fresno High Roeding Community Plan. There are no General Plan policies, nor any policies in the Fig Garden Neighborhood Plan or the Fresno High Roeding Community Plan which specifically address fence height within a required yard. This proposal is therefore consistent with the applicable community plans and the County General Plan.

Reviewing Agency Comments:

Policy Planning Section of the Department of Public Works and Planning: No comments.

City of Fresno Development and Resources Management: No comment.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

Analysis:

The County General Plan does not contain any policies specific to front-yard fence height in a particular zone district.

Based on these factors, the proposal to allow a six-foot-tall fence within the front-yard setback is consistent with the General Plan.

Recommended Conditions of Approval:

None

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

None

CONCLUSION:

Based on the factors cited in the analysis, and due to the inability to make Findings 1 and 2, staff believes that the required Findings for granting the Variance cannot be made and therefore recommends denial of Variance No. 4030.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Denial Action)

- Move to determine that the required Findings cannot be made and move to deny Variance No. 4030; and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action.

Alternative Motion (Approval Action)

- Move to determine the required Findings can be made (state basis for making the Findings), and move to approve Variance No. 4030, subject to the Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action.

Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

JS:ksn
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EXHIBIT 1

Variance Application No. 4030 Conditions of Approval and Project Notes

Conditions of Approval	
1.	Development shall be in substantial compliance with the site plan, floor plan and elevations, as approved by the Planning Commission.
2.	Applicant shall provide an approved police/fire bypass lock (Best padlock model 21B700 series or electric cylinder switch model 1W7B2) on driveway gate for emergency access. All electrified gates shall be equipped with the Best electric cylinder lock model 1W7B2. A Knox padlock may not be used in place of the Best padlock model 21B700. These locks or lock boxes may be purchased only through Sierra Lock & Glass at 1560 North Palm Avenue, Fresno, CA 93728.

Conditions of Approval reference recommended Conditions for the project.

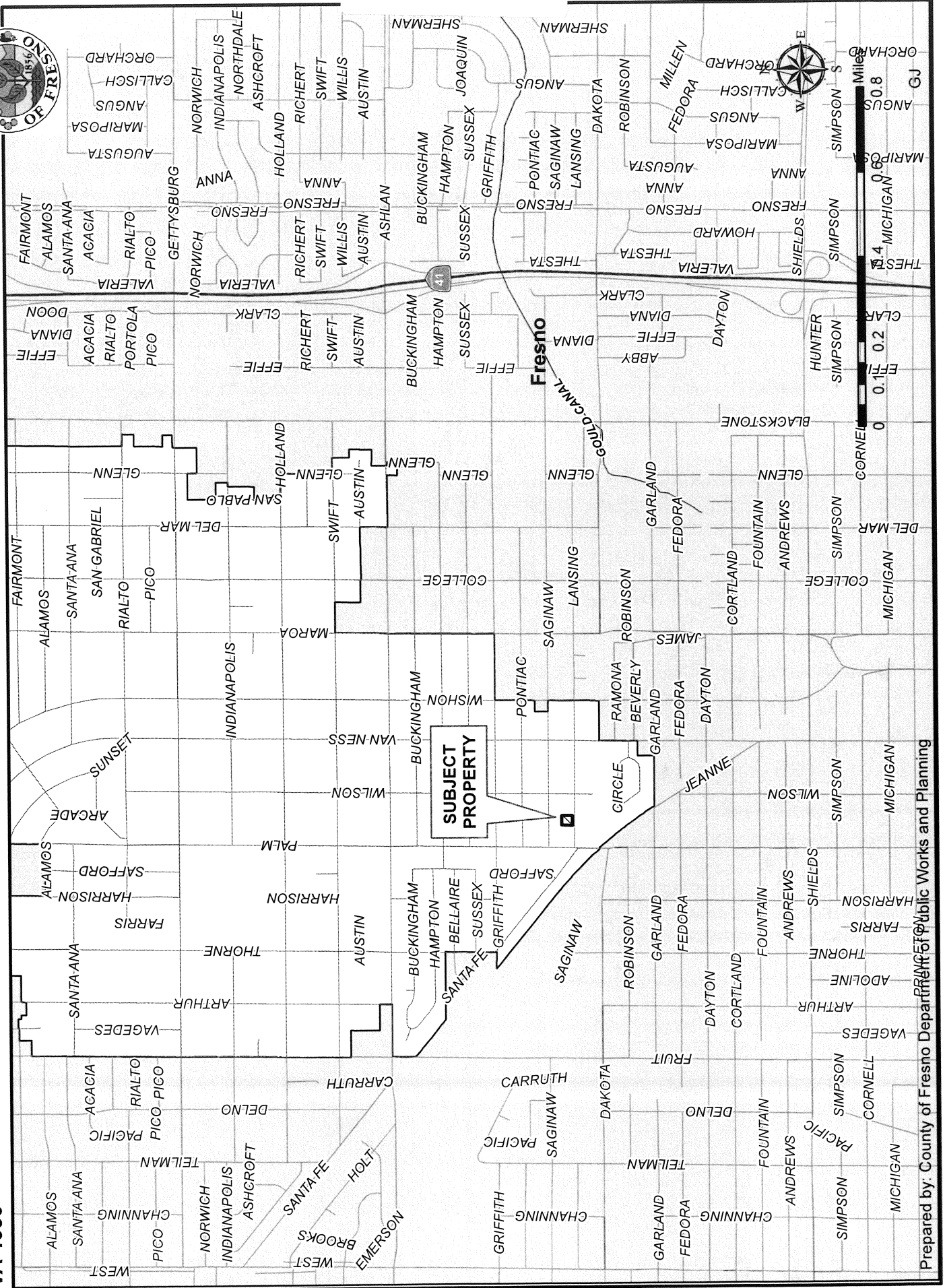
Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	Any additional runoff generated by the proposed development cannot be drained across property lines and must be retained on site or disposed of per County Standards.
2.	According to FEMA, FIRM Panel 1570H the entire subject parcel is located under shaded Flood Zone X, subject to the two-percent-chance flood event. Any work done within the designated flood zones shall conform to provisions established in Chapter 15.48 Flood Hazard Areas of the Fresno County Ordinance Code.
3.	A Grading Permit or Voucher shall be required for any grading activity associated with this proposal.
4.	For any improvements within the County right-of-way, an encroachment permit shall be required from the Road Maintenance and Operations Division.
5.	If not already present, a ten-foot by ten-foot corner cutoff should be improved for sight distance purposes at any driveway accessing East Lansing Way.
6.	Any fencing or gate improvements above the maximum allowable height of three feet shall be constructed of a material that would not obstruct the vision of a driver exiting the gate.
7.	The proposed gate shall be set back a minimum of 20 feet from the road right-of-way of East Lansing Way or such distance so as to preclude a vehicle from standing in the road right-of-way when stopped at the gate, and said gate shall not swing outward.

EXHIBIT 2



LOCATION MAP

VA 4030



VA 4030
STR 21 - 13/20

EXISTING ZONING MAP

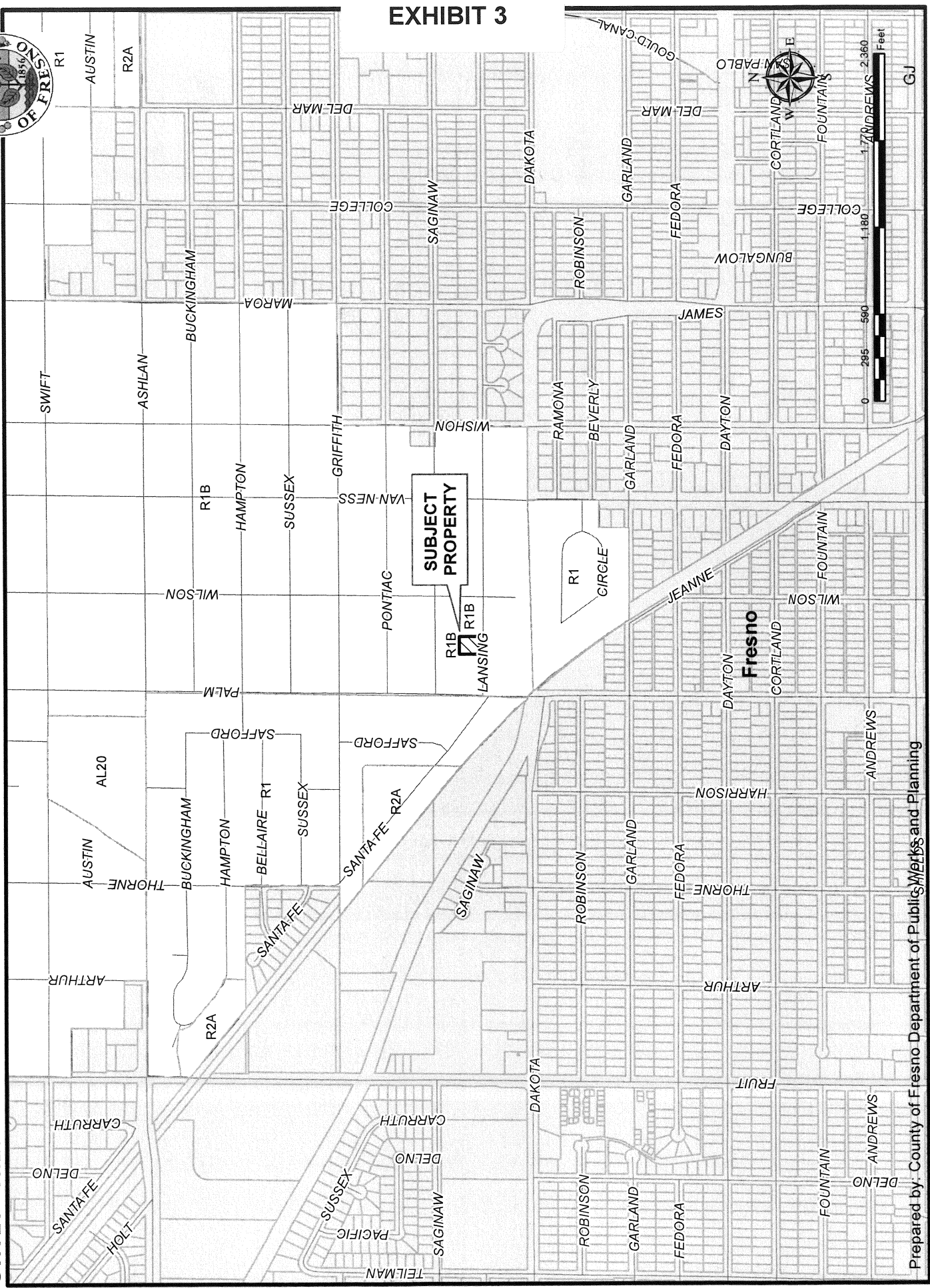


EXHIBIT 3

SUBJECT PROPERTY

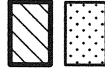


EXISTING LAND USE MAP

EXHIBIT 4

LEGEND	
V - VACANT	
SF# - SINGLE FAMILY RESIDENCE	
AP1 - APARTMENT	

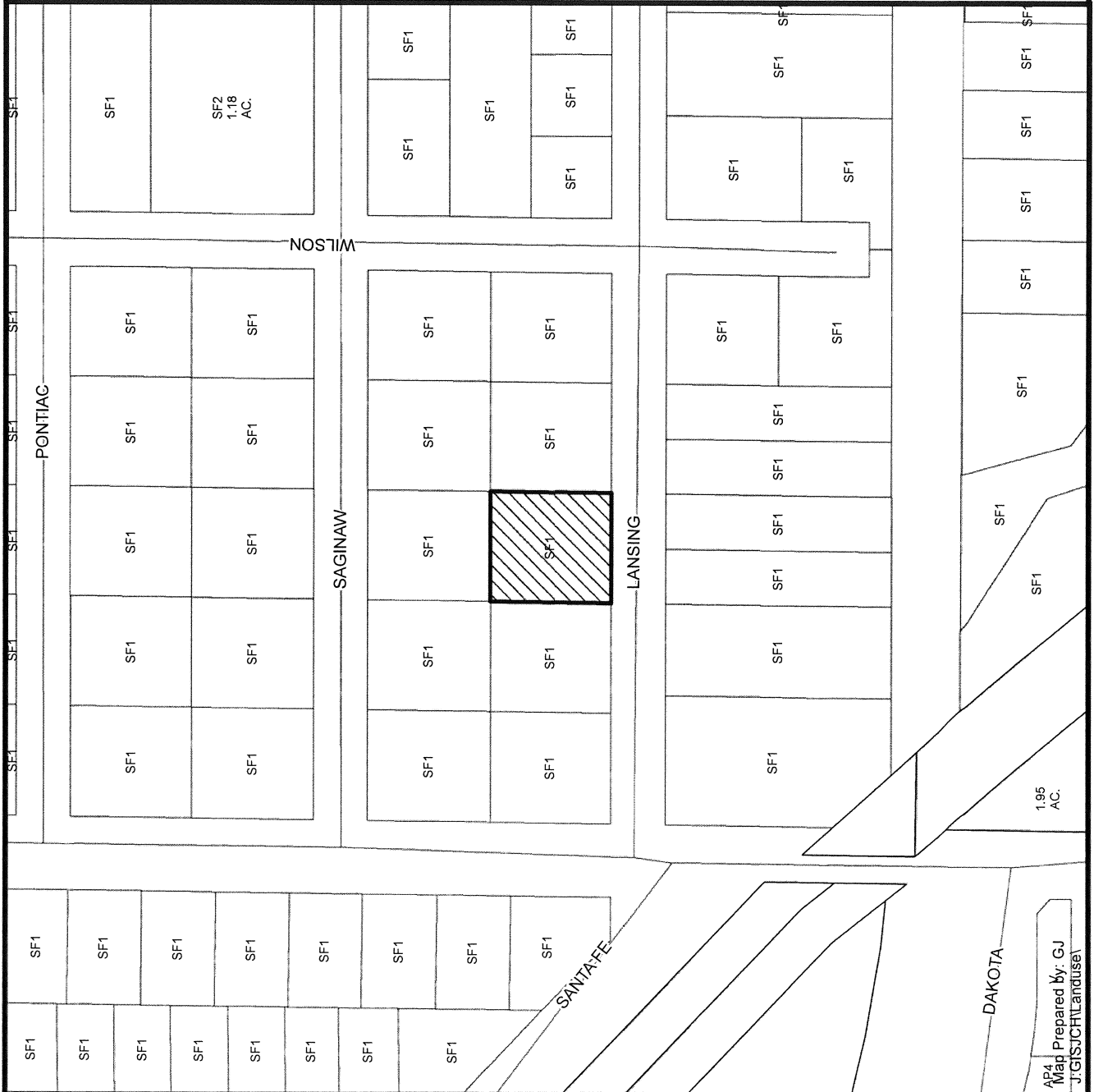
LEGEND:



Subject Property
Ag Contract Land

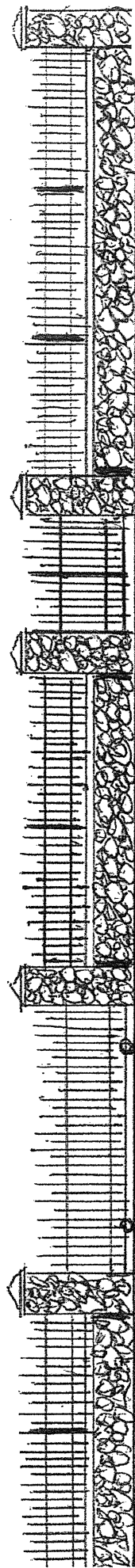


Department of Public Works and Planning
Development Services Division



Map Prepared by: GJ
J:GIS/JCH/landuse

. ONKKA RESI DENCE .



DRIVEWAY GATE
SHEDS

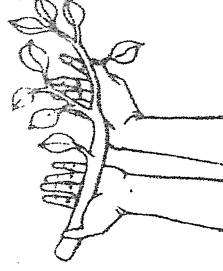
PEDESTRIAN
GATE

STONE ON
WALLS &
COLUMNS

PRE-CAST CAPS

1/8" SCALE

EXHIBIT 6



DEDICATED
LANDSCAPE
SERVICE
INC.

MARK LEWIS

3791 W. Ashcroft Ave. #101
Fresno, CA 93722

(559) 271-3048

Cell (559) 307-7024

dedicatedlandscape@gmail.com
Lic.# 533306

FRONT ELEVATION

EXHIBIT 7

June 7, 2017

Jeremy Shaw

Re: Toni Onkka
405 E. Lansing
Fresno, California 93704

1) *There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties in the vicinity having the identical zoning classification;*

This residence is located just east of the high crime area known as the "Triangle" southeast of Ashlan and Palm. Due to the fact that a single woman resides at this address and the fact the police have caught, on 2 separate occasions, men trespassing in her back yard.

2) *Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification;*

She requests that a variance be approved allowing the extra security of driveway entry gates and fencing to the height of 6 feet in the front yard.

3) *The granting of the variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located;*

Due to the fact there are many other neighbors who have homes with 6 foot fencing and gates in front, she should be allowed the same consideration as her neighbors for her personal safety. The quality construction and the esthetic beauty of the walls and iron work will increase the value of the neighboring homes.

4) *The granting of such variance will not be contrary to the objectives of the Fresno County General Plan;*

No part of this request is contrary to the Fresno County Plan.



APPROVED VARIANCES WITHIN A ONE MILE RADIUS

VA 4030

EXHIBIT 8

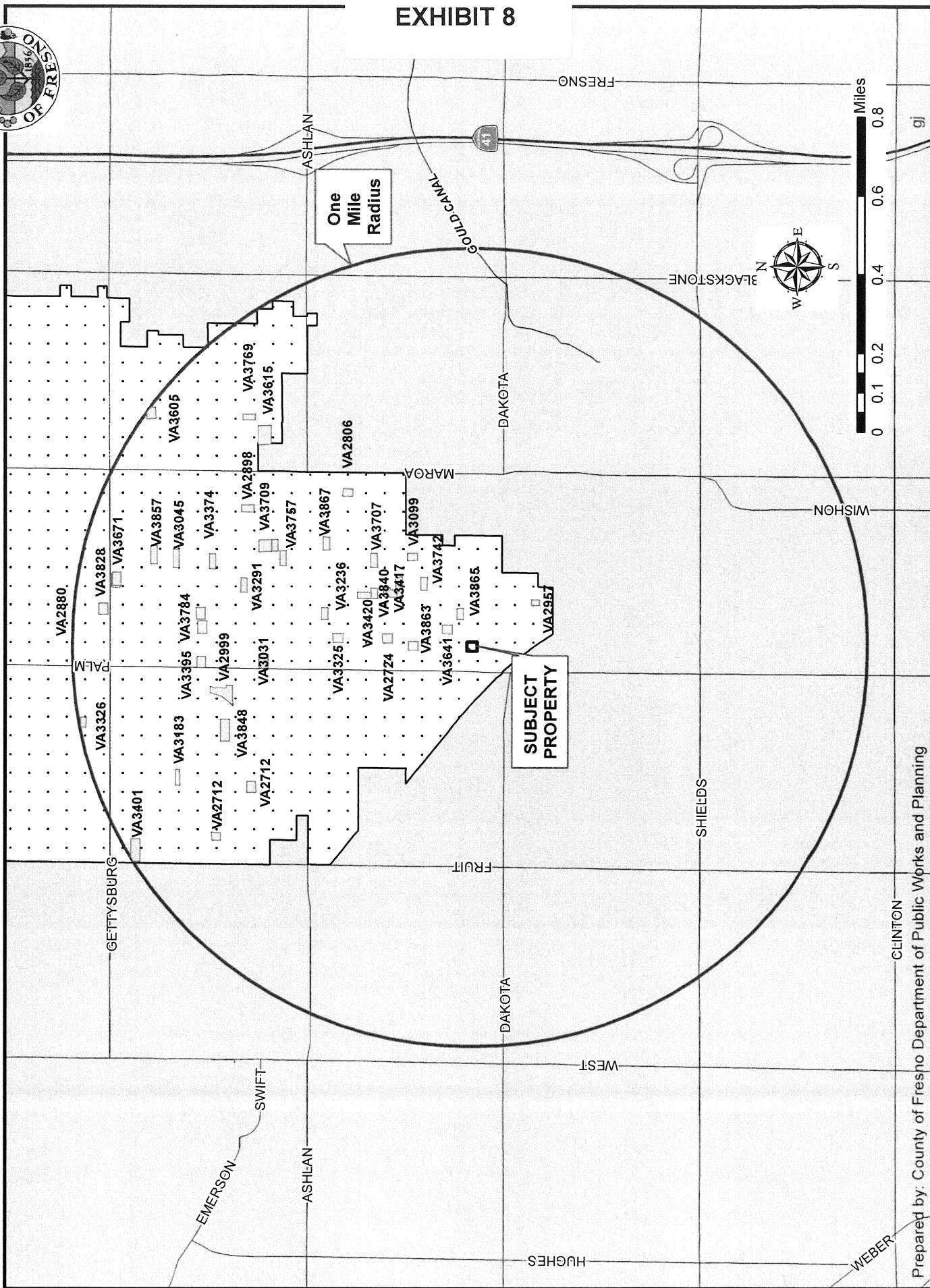


EXHIBIT 9

From: Dan Gallagher
To: Shaw, Jeremy
Subject: Re: Variance Application No.4030
Date: Friday, September 08, 2017 4:35:06 PM

Hi Jeremy

We have no objections to this fence

Get [Outlook for iOS](#)

From: Shaw, Jeremy <jshaw@co.fresno.ca.us>
Sent: Thursday, September 7, 2017 4:20:48 PM
To: Dan Gallagher
Subject: FW: Variance Application No.4030

Good evening Mr. Gallagher,

Thank you again for your attention to this matter. Please contact me if you need clarification on anything.

*Jeremy Shaw, Planner
Department of Public Works and Planning
Development Services Division
County of Fresno
Phone: 559-600-4207
Fax : 559-600-4200
jshaw@co.fresno.ca.us*

From: Shaw, Jeremy
Sent: Tuesday, August 01, 2017 8:08 AM
To: White, Steven <stwhite@co.fresno.ca.us>; Kettler, William <WKettler@co.fresno.ca.us>; Motta, Chris <CMotta@co.fresno.ca.us>; Khorsand, Mohammad <mkhorsand@co.fresno.ca.us>; Mtunga, Tawanda <tmtunga@co.fresno.ca.us>; Jonas, Chuck <CJonas@co.fresno.ca.us>; Parks, Jennifer <jparks@co.fresno.ca.us>; Alimi, Mohammad <malimi@co.fresno.ca.us>; Siemer, Dale <DSiemer@co.fresno.ca.us>; Ishii, Randy <rishii@co.fresno.ca.us>; Daniele, Frank <FDaniele@co.fresno.ca.us>; Lopez, Nadia <nllopez@co.fresno.ca.us>; Gardner, Janet <jgardner@co.fresno.ca.us>; Allen, Glenn <glallen@co.fresno.ca.us>; 'developmentreview@fresnofloodcontrol.org' <developmentreview@fresnofloodcontrol.org>; 'mike.sanchez@fresno.gov' <mike.sanchez@fresno.gov>; 'dan.zack@fresno.gov' <dan.zack@fresno.gov>; 'Laurie Sawhill' <Laurie.Sawhill@fresno.gov>
Subject: FW: Variance Application No.4030

Due date: August 10, 2017

Good morning,

Please note that the original project description included with this routing incorrectly indicated a request for a front-yard setback reduction. This Variance request only entails the request for a waiver of the height restriction for the construction of a six-foot tall fence within the required front-yard setback.

Please review the application materials using the following link: [-VA4030 Routing Pkg.pdf](#)

If you are unable to access the link, please contact me and I will provide you with a PDF attachment or hard copy.

Please provide comments , or “no comment” by August 10, 2017, if you require additional time to review the application materials let me know.

Sincerely,

*Jeremy Shaw, Planner
Department of Public Works and Planning
Development Services Division
County of Fresno
Phone: 559-600-4207
Fax : 559-600-4200
jshaw@co.fresno.ca.us*

From: Shaw, Jeremy

Sent: Friday, June 30, 2017 2:10 PM

To: White, Steven <stwhite@co.fresno.ca.us>; Kettler, William <WKettler@co.fresno.ca.us>; Motta, Chris <CMotta@co.fresno.ca.us>; Khorsand, Mohammad <mkhorsand@co.fresno.ca.us>; Parks, Jennifer <jparks@co.fresno.ca.us>; Mtunga, Tawanda <tmtunga@co.fresno.ca.us>; Jonas, Chuck <CJonas@co.fresno.ca.us>; Ishii, Randy <rishii@co.fresno.ca.us>; Daniele, Frank <FDaniele@co.fresno.ca.us>; Lopez, Nadia <nllopez@co.fresno.ca.us>; Alimi, Mohammad <malimi@co.fresno.ca.us>; Siemer, Dale <DSiemer@co.fresno.ca.us>; Allen, Glenn <glallen@co.fresno.ca.us>; Gardner, Janet <jgardner@co.fresno.ca.us>; 'Christopherson, Chris@CALFIRE' <Chris.Christopherson@fire.ca.gov>; 'mike.sanchez@fresno.gov' <mike.sanchez@fresno.gov>; 'dan.zack@fresno.gov' <dan.zack@fresno.gov>; 'Engr-Review@fresnoirrigation.com' <Engr-Review@fresnoirrigation.com>; 'developmentreview@fresnofloodcontrol.org' <developmentreview@fresnofloodcontrol.org>

Subject: Variance Application No.4030

Due date: **July 17, 2017**

Good afternoon,

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposing to allow a 16-foot front yard setback where a 35-foot minimum is required in order to construct a 6-foot tall fence where a three foot maximum is allowed within the front yard setback on a 0.37-acre parcel the R1B (Single-Family Residential, 12,500 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District (APN: 434-231-08) (405 East Lansing Way) (SUP. Dist. 2)

Please review the application materials using the following link: [-VA4030 Routing Pkg.pdf](#)

If you are unable to access the link, please contact me and I will provide you with a PDF attachment or hard copy.

We must have your comments by **July 17, 2017**, any comments received after this date may not be used. If you do not have comments, please provide a "No comment" response to our office by the deadline.

Sincerely,

*Jeremy Shaw, Planner
Department of Public Works and Planning
Development Services Division
County of Fresno
Phone: 559-600-4207
Fax : 559-600-4200
jshaw@co.fresno.ca.us*

From: [Shaw, Jeremy](#)
To: "dgalla@fresnounified.org"
Cc: [Mollring, Marianne](#)
Subject: Variance 4030 Toni Onkka
Date: Friday, September 08, 2017 3:23:49 PM

Good afternoon Mr. Gallagher,

I just wanted to add to my previous request that we will make a decision as to whether or not this item will go before the Planning Commission on September 21 by Monday morning before noon. If the Fig Garden Home Owners Association is not able to render a decision on this Variance Request by that time, we will remove this item from the upcoming agenda and re-schedule it for October 12 which is the next regularly scheduled hearing date. Please do not feel obligated to respond by Monday morning, I only wanted to follow up in the event that was possible. I apologize for the abbreviated time frame, again, thank you for your time.

Sincerely,

*Jeremy Shaw, Planner
Department of Public Works and Planning
Development Services Division
County of Fresno
Phone: 559-600-4207
Fax : 559-600-4200
jshaw@co.fresno.ca.us*