



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 2 March 30, 2017

**SUBJECT:** Appeal of Director Review and Approval Application No. 4471

Allow a mobile home as a permanent second residence on a 1.38-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

**LOCATION:** The project site is located on the east side of Kenneth Avenue between Adams Avenue and Sumner Avenue (7386 S. Kenneth Avenue) (Sup. Dist. 4) (APN 345-050-18).

**OWNER/APPLICANT:** Raymond Ambriz

**APPELLENT:** Ajitpal Singh

**STAFF CONTACT:** Christina Monfette, Planner  
(559) 600-4245

Chris Motta, Principal Planner  
(559) 600-4227

**RECOMMENDATION:**

- Deny the appeal; and
- Uphold the Director's approval of Director Review and Approval No. 4471, 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.

**EXHIBITS:**

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans
6. Prior Letters of Opposition
7. Appeal Documents

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	No change
Parcel Size	1.38 acres	No change
Project Site	N/A	N/A
Structural Improvements	Existing mobile home, shed, storage buildings, cargo container	Addition of second residence (mobile home)
Nearest Residence	155 feet south from primary	45 feet south from secondary
Surrounding Development	Surrounding parcels are developed with agricultural uses and single-family residences	No change
Operational Features	N/A	N/A
Employees	N/A	N/A
Customers	N/A	N/A
Traffic Trips	Residential (one home)	Residential (two homes)
Lighting	Residential	No change
Hours of Operation	N/A	N/A

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

There are records for two open code enforcement violations: 1) Violation 14-101918 for location and installation of a single-wide trailer with no plans, permits, or inspections; and 2) Violation 16-102285 for storage of a mobile home and operating a commercial auto repair facility where prohibited. Regarding the unpermitted operation of an automotive repair facility, the property was inspected by the County's Code Enforcement Unit on July 28, 2016, and while the subject mobile home was identified on the property, no automotive repair activity was observed on the property at the time of the inspection. A second inspection was conducted on February 23, 2017, which identified the proposed mobile home and noted 12 automobiles on the property. However, no auto repair was being conducted and the Applicant stated that all the vehicles were owned by family members.

Approval of this application will allow the Applicant to address Violation 14-101918 for the installation of a single-wide trailer without plans, permits, or inspections. The Director Review and Approval is required because the mobile home is the second residence on this property.

**ENVIRONMENTAL ANALYSIS:**

It has been determined pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA) guidelines that the proposed project will not have a significant effect on the environment and is not subject to CEQA.

**PUBLIC NOTICE:**

Notices of Public Hearing were sent to 13 property owners within 1320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

Pursuant to the Zoning Ordinance, Section 872.C, a Director Review and Approval (DRA) Application may be approved only if four Findings specified within the ordinance are made by the Planning Commission. DRA Application No. 4471 was approved by the Director on February 8, 2017. The action approved a mobile home as a second residence on a 1.38-acre parcel in the AE-20 Zone District. Notice of said approval was sent to the Applicant and neighboring property owners.

On February 24, 2017, the Development Services Division received an Appeal of the Director's decision from Ajitpal Singh, who owns the property directly south of the subject application. The Appellant cited concerns over the effect of the mobile home on the character of the neighborhood; the anticipated increase in interference with normal farming practices; the continued operation of the auto repair shop on the site (see Violation Number 16-102285, from above); the opportunity for the proposed second residence to be used as a low-rent housing; and public health concerns relating to the installation of a second septic system on the property. Staff subsequently scheduled this item for the March 30, 2017 Planning Commission hearing.

The decision of the Planning Commission on Director Review and Approval Application No. 4471 is final.

**BACKGROUND INFORMATION:**

The Applicant is requesting to allow a mobile home as a permanent second residence on the subject property. As discussed above, there are two active violations: the operation of an auto repair shop and the installation of the mobile home. Approval of this application will allow the Applicant to pull permits for the second residence and correct the mobile home violation.

The subject parcel was inspected twice: first on July 28, 2016 and again on February 23, 2017. Both reviews identified unpermitted structures, the mobile home, and no sign of auto repair, but 10 or 12 vehicles on site, which were reported to be owned by the Applicant’s family.

*Finding 1: That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood.*

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	Front: 35 feet; Rear: 20 feet; Side: 20 feet	Front: Primary: 66 feet, Secondary: 55 feet Rear: Primary: 110 feet, Secondary 141 feet Side: Primary: 125 feet east, 140 feet west, Secondary: 135 feet east, 20 feet west	Front: Yes  Rear: Yes  Side: Yes
Parking	Two parking spaces, either covered or uncovered shall be provided for each dwelling unit as shown in the approved site plan	Additional parking spaces for second residence	Yes
Lot Coverage	N/A	N/A	N/A
Space Between Buildings	N/A	N/A	N/A
Wall Requirements	N/A	N/A	N/A
Septic Replacement Area	Building sewer/septic tank: 50 feet; disposal field: 100 feet; seepage pit/cesspool: 150 feet	No change (proposed septic is more distant than existing)	Yes
Water Well Separation	100 feet	No change (proposed septic is more distant than existing)	Yes

### **Reviewing Agency/Department Comments Regarding Site Adequacy:**

Department of Public Health, Environmental Health Division: In the case of this application, it appears the subject 1.38-acre parcel can accommodate the sewage disposal systems and expansion areas while meeting the mandatory setback requirements established in the California Plumbing Code and California Well Standards Ordinance.

No building permit records were available for the existing sewage disposal system. It is recommended that the Applicant have the existing septic tank pumped, and have the tank and drain fields 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(s).

A separate sewage disposal system shall be installed for the new residence under permit and inspection by the Department of Public Works and Planning, Building and Safety Section.

Fresno County Fire Protection District: The project will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

### **Analysis:**

Review of the site plan shows that the subject 1.38-acre parcel is large enough to accommodate the addition of a mobile home while continuing to meet all the development standards of the AE-20 Zone District. The project was reviewed by the Fresno County Department of Public Health which determined that the parcel could accommodate two separate septic systems while meeting the setback requirements established in the California Plumbing Code and California Well Standards Ordinance.

All improvements associated with this project are currently existing. Approval of this application would allow the Applicant to permit one of the existing mobile homes as a permanent second residence. Staff finds that the proposed parcel is adequate in size and shape to accommodate the addition of a second residence.

### **Recommended Conditions of Approval:**

*None.*

### **Conclusion:**

Finding 1 can be made.

*Finding 2: That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.*

		Existing Conditions	Proposed Operation
Private Road	No	N/A	N/A
Public Road Frontage	Yes	300 feet along South Kenneth Avenue	No change
Direct Access to Public Road	Yes	Two driveways	No change
Road ADT		200	No change
Road Classification		Local	No change
Road Width		40 feet	No change
Road Surface		Road Mix Surfacing (RMS)	No change
Traffic Trips		Residential	Residential for two homes
Traffic Impact Study (TIS) Prepared	No	N/A	N/A
Road Improvements Required		No	N/A

**Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:**

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: Kenneth Avenue is classified as a Local in the County's General Plan requiring an ultimate right-of-way of 60 feet, 30 feet each side of the section line. Currently there are 20 feet of right-of-way along the parcel frontage. Setbacks to structures should be based upon this ultimate right-of-way line. The property currently has two unimproved driveways that tie into the County road. If any improvements are made to these driveways, or if additional driveways are constructed within the County road right of way, an Encroachment Permit is required from this division.

Development Engineering Section of the Fresno County Department of Public Works and Planning: Kenneth Avenue is a County-maintained Local road with an existing 20-foot right-of-way east of the centerline along the parcel frontage. The minimum width for a Local road right-of-way east of the centerline is 30 feet. Records indicate this section of Kenneth Avenue has an average daily traffic (ADT) of 200, pavement width of 11.3 feet, structural section of 0.20 feet RMS, and is in very poor condition. If not already present, ten-foot by ten-foot corner cutoffs are needed for sight distance purposes at the exiting driveways onto Kenneth Avenue.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

**Analysis:**

Kenneth Avenue, which provides access to the subject parcel, is classified as a Local road and is in very poor condition. However, the addition of residential traffic from the proposed mobile home is not sufficient to require the Applicant to make improvements to the road. The 11.3-foot-wide paved road is sufficient to carry the increase in traffic from this project.

Staff notes that the ultimate right-of-way for Kenneth Avenue is 30 feet east of the centerline, across the Applicant's frontage, and the existing right-of-way is 20 feet. At this time, due to the limited traffic expected to be generated by this proposal, there is no nexus to require the dedication of the remaining 10 feet of right-of-way.

Based on the above information, South Kenneth Avenue will remain adequate to accommodate the proposed use.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 2 can be made.

*Finding 3: That the proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare.*

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	20.00 acres	Vineyard/Single-Family Residence	AE-20	Primary: 330 feet Secondary: 430 feet
South/East	13.62 acres	Vineyard/Single-Family Residence	AE-20	South: Primary: 160 feet Secondary: 45 feet East*: both 1000+ feet
West	20.00 acres	Dairy/Single-Family Residence	AE-20	Primary: 175 feet Secondary: 175 feet

\*On a non-adjacent parcel

**Reviewing Agency/Department Comments:**

Zoning and Permit Review Section of the Fresno County Department of Public Works and Planning: There are records for two open code enforcement violations: 1) Violation 14-101918 for location and installation of a single-wide trailer with no plans, permits, or inspections; and 2) Violation 16-102285 for storage of a mobile home and operating a commercial auto repair facility where prohibited.

There shall be a covenant requiring the property owner(s) to occupy one of the dwelling units on site. Structures over 120 square feet and within six feet of the existing residence, if built after

March 1, 1958, require zoning review and approval as well as permits and inspections. Prior to the issuance of any permits, unpermitted structures must be resolved.

Building and Safety/Plan Check Section of the Fresno County Department of Public Works and Planning: If approved, plans, permits and inspections are required based upon the California Codes in effect at the time of plan check submittal.

Development Engineering Section of the Fresno County Department of Public Works and Planning: The parcel is not subject to flooding from the one percent-chance storm. Typically, any additional runoff generated by the proposed development of the site cannot be drained across property lines and must be retained or disposed of per County standards. A grading permit or voucher may be required for any grading proposed with this application.

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

**Analysis:**

Two letters in opposition to the subject proposal were submitted by neighboring property owners who reside to the south and west of the subject parcel. The subject property is located in an area of agricultural land uses with single-family residences scattered near the edges of the agricultural uses. There is a small cluster of homes in this part of South Kenneth Avenue: the subject parcel, two homes located northwest, one directly west, and two directly south. The letters of opposition were received by the nearest neighbors to the project site (west and south).

The letters mention concerns about the physical condition of the mobile home, additional traffic, junk and debris on the property, and the unpermitted operation of an automotive repair facility on the property. One of the letters noted that there has been an increase in the number of police calls made in response to activities on the subject parcel and expressed concern that approval of this application would increase that number.

Regarding the unpermitted operation of an automotive repair facility, the property was inspected by the County's Code Enforcement Unit on July 28, 2016 and on February 23, 2017. The subject mobile home was identified on the property; however, there was no automotive repair activity observed on the property at the time of the inspections.

Prior to the Director's approval of this application, staff recognized the concerns of the neighbors and placed conditions on the project to address privacy concerns on the parcel to the south. In addition to the existing fence between the subject property and the adjacent home, staff is requiring that the first 75 feet of fencing as measured from South Kenneth Avenue be landscaped to assist in screening the mobile home from view. Additionally, both mobile homes must be painted such that the primary colors and trims are substantially the same as one another.

The Appeal of the approval of this DRA was from this property owner. He provided some history on the parcel and detailed his ongoing concerns with the approval of this DRA. First, that the parcel was originally divided off in 1994 for a single-family residence and is not large enough to support a second home nor the two proposed septic systems. At the time of division, there were concerns that approval of a residential parcel in this area would interfere with normal farming practices and the Appellant, who has dealt with such complaints previously, believes that a second residence will exacerbate that situation. The last concern identified was with the



continued operation of the business, which has led to two cars hitting the shared fence while trying to turn into the Applicant's property.

There are no privacy or visibility concerns from the east due to the distance from the nearest neighboring residence. There are no privacy or visibility concerns from the north or west, as the existing residence is situated closer to neighboring residences in these directions and there is landscaping present that creates additional separation.

While staff recognizes concerns over the operation of the auto repair business, there has been no sign of auto repair during either of the County inspections. That is a separate violation from the approval of the mobile home and outside the scope of this Director Review and Approval application.

The Applicant will be required to paint both homes to match each other and install additional landscaping between the proposed secondary unit and the home to the south.

Based on the above information, staff believes the proposal will not have an adverse effect upon surrounding properties.

**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.*

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p><b>Policy LU-H.4</b> The County shall allow second dwellings, not to be sold as a separate unit, subject to a discretionary permit in areas designated for low-, medium-, and medium-high-density residential use, rural residential use, and agricultural or rangeland use. The second dwelling shall be clearly subordinate in size to the primary dwelling.</p>	<p>In this case, the subject parcel is designated Agriculture in the Fresno County General Plan, which allows by discretionary review the possibility of a permanent second residence. Regarding the size requirement, the primary residence is 460 square feet larger than the proposed secondary residence, so the project is consistent with this policy.</p>
<p><b>Policy PF-C.17</b> The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation.</p>	<p>In its review of the proposal, the Water/Geology/Natural Resources Section expressed no concerns about water quantity for the project, as it is not in a low-water area. Based on these comments, the subject parcel meets the standards outlined in General Plan Policy PF-C.17 that the water supply is adequate to meet the highest demand that can be permitted on the land.</p>
<p><b>Policy PF-D.6</b> The County shall permit individual on-site sewage disposal systems on parcels that have the area, soils, and other</p>	<p>This proposal was routed to the Fresno County Public Health Department's Environmental Health Division, and as noted</p>

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
characteristics that permit installation of such disposal facilities without threatening surface or groundwater quality or posing any other health hazards and where community sewer service is not available and cannot be provided.	under Finding 1 in the Staff Report, the Environmental Health Division determined that the soils of the subject property were adequate to accommodate the sewage disposal systems currently installed.

**Reviewing Agency Comments:**

Policy Planning Section of the Fresno County Department of Public Works and Planning: The project site is designated Agriculture in the Fresno County General Plan, which allows a second dwelling unit provided that it meets the requirements set forth in Policy LU-H.4.

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

**Analysis:**

Based on the analysis in the table above, the project is consistent with the General Plan.

**Recommended Conditions of Approval:**

*None*

**Conclusion:**

Finding 4 can be made.

**PUBLIC COMMENT:**

Two letters in opposition to the subject proposal were submitted by neighboring property owners who reside to the south and west, respectively. The letters mention concerns about the physical condition of the mobile home, additional traffic, junk and debris on the property, and unpermitted operation of an automotive repair facility on the property. Appeal of the approval of this application was filed on February 24, 2017 by the property owner to the south.

**CONCLUSION:**

Based on the factors cited in the analysis, staff believes the required Findings for upholding the Director Review and Approval can be made. Staff therefore recommends approval of Director Review and Approval No. 4471, subject to the recommended Conditions.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Approval Action)

- Deny the appeal; and
- Uphold the Director’s approval of Director Review and Approval No. 4471, 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.

**Alternative Motion** (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Director Review and Approval No. 4471; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Mitigation Measures, recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

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**Conditions of Approval and Project Notes  
Director Review and Approval Application No. 4471**

Conditions of Approval	
1.	Development shall be in substantial compliance with the approved site plan, floor plans, and elevation drawings. Said Site Plan shall show all structures properly labeled for proposed use.
2.	The proposed primary and secondary residence shall be painted in a manner such that the primary color and trim color of both residences are substantially the same as one another.
3.	Landscaping that acts to limit visibility shall be installed along the first 75 feet of the southern property line. The Applicant shall submit a landscape plan that includes a drought-tolerant plant list for approval. If the amount of landscaping provided to satisfy this requirement is equal to or greater than 500 square feet, the Applicant shall comply with California Code of Regulations Title 23, Division 2, Chapter 2.7 – Model Water Efficiency Landscape Ordinance (MWELO). Only drip irrigation shall be used for watering any landscaping. No lawn or turf shall be permitted as landscaping.

Conditions of Approval reference recommended Conditions for the project.

Special Standards	
<b>This application is subject to the following mandatory standards of the Fresno County Zoning Ordinance, Section 855-N.28.</b>	
1.	Prior to issuance of a building permit, a covenant running with the land between the County and the owner shall be recorded requiring that one of the dwelling units shall be occupied by the property owner(s) or another owner of record.  Note: The Department of Public Works and Planning will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50.
2.	Two parking spaces, either covered or uncovered, shall be provided for each dwelling unit as shown on the approved site plan. Each parking space shall have a minimum size of 8-1/2 feet by 20 feet. The parking spaces and the driveway providing access to said parking spaces shall be improved.

Notes	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	This approval shall become void if there has been a cessation of the use for a period in excess of two years.
2.	Contact the Building and Safety Section of the Department of Public Works & Planning at (559) 600-4540, regarding permits for installation, construction, electrical, and plumbing work.

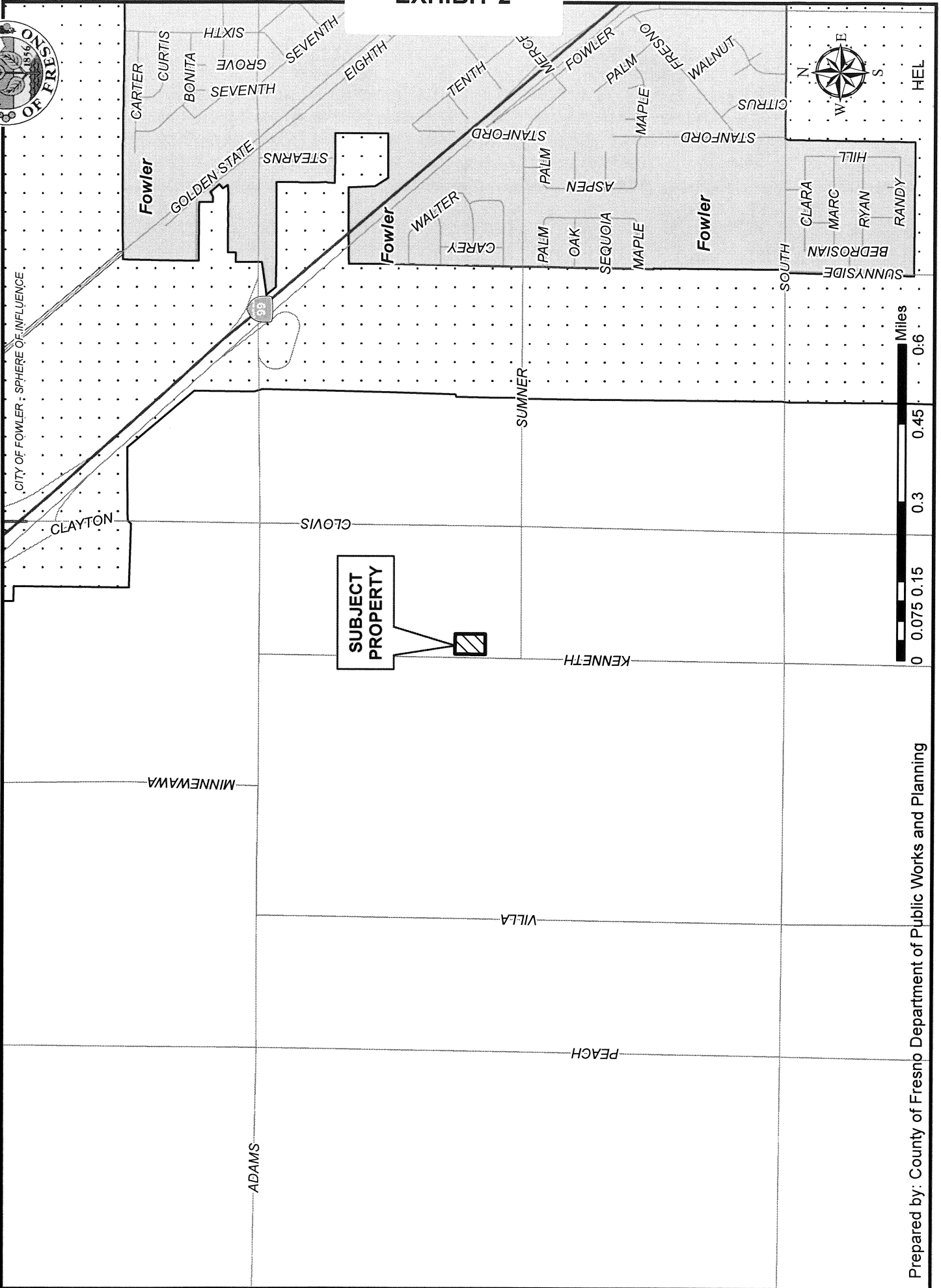
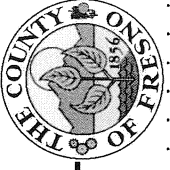
Notes

3.	<p>If approved, plans, permits and inspections are required, including site development, based upon the California Codes in effect at the time of plan check submittal. Structures over 120 square feet and within six feet of the existing residence, if built after March 1, 1958, require zoning review and approval as well as permits and inspections. Prior to the issuance of any permits, unpermitted structures must be resolved.</p>
4.	<p>The Fowler Unified School District in which construction is proposed has adopted a resolution requiring the payment of a construction fee. The County, in accordance with State Law that authorizes the fee, may not issue a building permit without certification from the school district that the fee has been paid. An official certification form, to be completed by the school district, will be provided by the County when application is made for a building permit.</p>
5.	<p>It is recommended that the existing septic tank be pumped and the drain fields 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(s).</p>
6.	<p>A separate sewage disposal system is required to be installed for the new residence under permit and inspection by the Department of Public Works and Planning, Building and Safety Section.</p>
7.	<p>Setbacks to structures should be based upon an ultimate right-of-way of 30 feet from the centerline of Kenneth Avenue along the parcel frontage.</p>
8.	<p>The property currently has two unimproved driveways that tie into the County road. Any work done within the right-of-way, including work to construct a new driveway or improve an existing driveway, will require an Encroachment Permit from the Road Maintenance and Operations Division.</p>
9.	<p>If not already present, 10-foot by 10-foot corner cutoffs are needed for sight distance purposes at the exiting driveways onto Kenneth Avenue.</p>
10.	<p>Setbacks to structures shall be based upon the ultimate right-of-way of 30 feet east of the centerline.</p>
11.	<p>Any additional runoff generated by the propose development of the site cannot be drained across property lines and must be retained or disposed of per County standards. A grading permit or voucher may be required for any grading proposed with this application.</p>
12.	<p>The project will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.</p>

EXHIBIT 2

LOCATION MAP

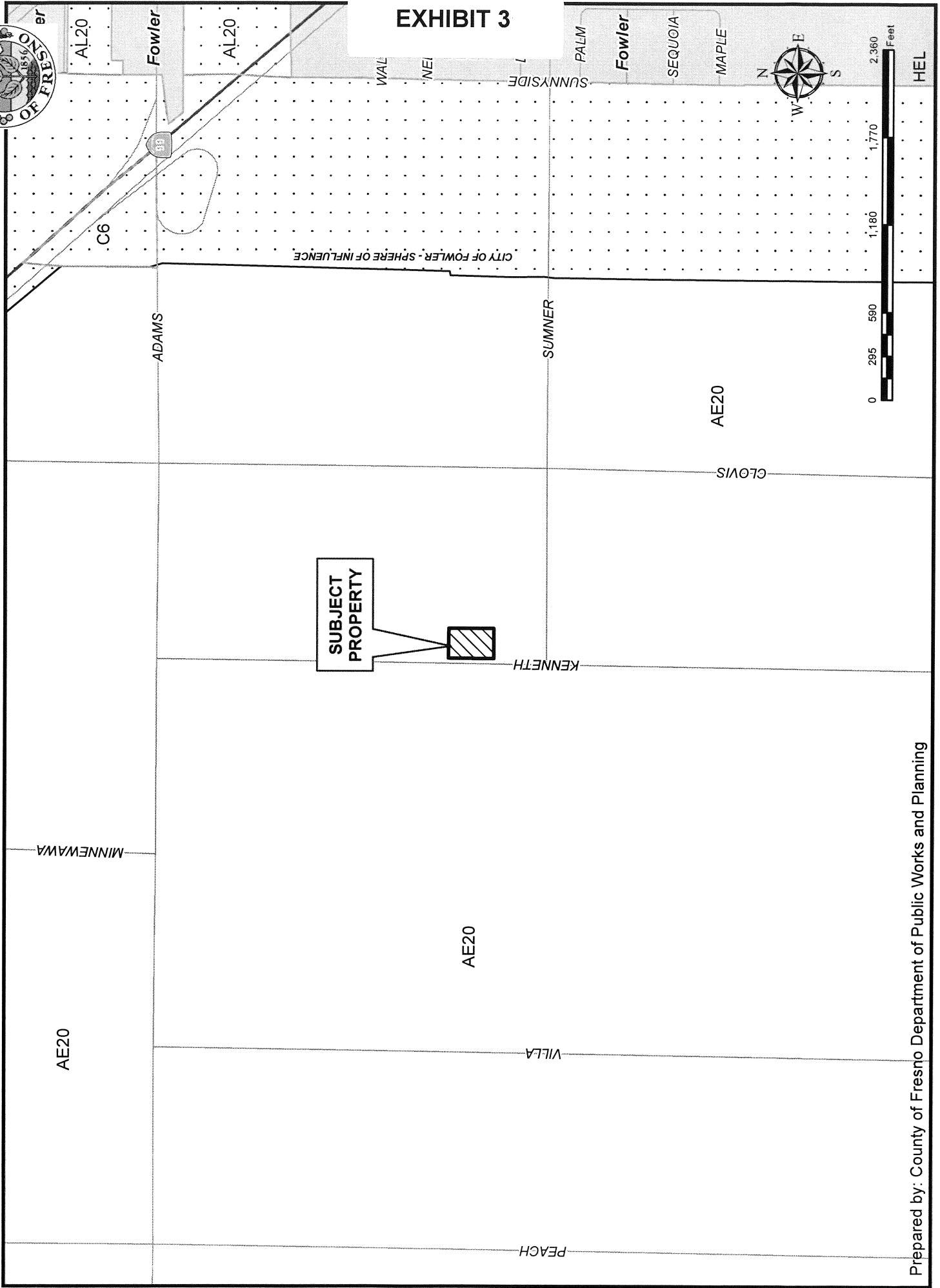
DRA 4471



# EXISTING ZONING MAP



## EXHIBIT 3





# EXHIBIT 4

## EXISTING LAND USE MAP

DRA 4471



**LEGEND**

DAIRY  
 FC - FIELD CROP  
 ORC - ORCHARD  
 SF# - SINGLE FAMILY RESIDENC  
 VIN - VINEYARD  
 V - VACANT

**LEGEND:**

Subject Property  
 Ag Contract Land



Department of Public Works and Planning  
 Development Services Division



ADAMS AVE

EXHIBIT 5



GRAPE  
VINES

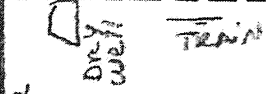


SCALE  
1" = 50'

DRIVE  
ROAD

← 200 →

SHERED  
ROAD



DRIVE  
WAY

← 125 →

HOME



SEPTIC

SHED

wood fence

← 300 →

EMPTY FIELD

ALMONDS

CLAVIS AVE

KENNETH AVE

Proposed  
Septic 112'

DRIVE  
WAY

Proposed  
HOUSE

← 50 →

112' 6"

110'

Property Line  
← 200 →

100'

Home



SHED

Home

SUMNER AVE

Home

Home

DRIVE  
ROAD

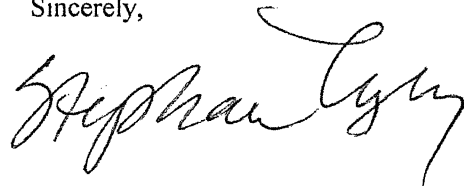
## EXHIBIT 6

November 14, 2016

Dear Mr. Brannick,

I am writing in regards to application #4471, made by Raymond Ambriz, to allow another residence at 7386 S. Kenneth. If this is allowed it would be the fifth residence on what started as a 20 acre property zoned AE-20. The property in question is located directly across from our driveway. The car repair business being run out of that property already has multiple vehicles going in and out daily. Sometimes they block the street and cars drive on our property to go around them. Kenneth is a one lane road and in very bad repair as it is. The trailer house in question was moved in by the current owners before they had finished the permitting process and had never been occupied. It doesn't appear to be in very good repair. We feel strongly that this request needs to be denied.

Sincerely,

A handwritten signature in cursive script, appearing to read "Stephanie Murphy".

Stephanie Murphy DVM

7387 S. Kenneth Ave Fowler, CA 93625

(559) 285-4571

DRA 4471

Ajitpal Singh  
7444 S Kenneth Ave  
Fowler CA 93625  
(559) 907-4219

11-08-16

RECEIVED  
COUNTY OF FRESNO

NOV 14 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

possibly violating laws regarding  
the ~~placement~~ placement of 2nd mobile  
trailer.

Too much traffic already w/  
original trailer in both people  
currently living & coming by on a  
daily basis

Too much junk, debris already on  
premise w/ current mobilehome. We fear  
that much more traffic & junk/vehical  
will be allowed to come on, thus creating  
more debris, traffic & nuisance to our  
pleasant neighborhood.

We are starting to have a greater  
police calls due to the current tenants  
in original mobilehome and fear even  
greater police nuisance calls.

Exhibit 6 - Page 2

We have already complained previously  
about them violating the zoning laws

Junk vehicles will be allowed to come over to current premises, this creating more nuisance, debris, traffic issues to an already congested lot. It would certainly affect the appearance of the neighborhood.

As it is, we are already starting to have a greater police calls due to the current mobilehome tenants and we fear that situation w/ allowing a 2<sup>nd</sup> mobilehome will only escalate the police calls.

Finally, we have already complained previously to no avail that they are violating the current zoning laws by conducting their business of junk & debris removal & junk car hauling too close from their current premise.

We hope the county would consider our views & those of our neighbors in denying this request for a placement of an additional mobile home.

Sincerely

A. April Sims

7444 S. Kenneth Ave  
 Fowler CA 93625  
 (559) 907-4219

To County of Fresno  
 Re App 4471  
 APN 345-050-18

We like to request that the County please consider respectfully this applicant's request for a placement of a second mobile-home for the following reasons.

There is a possibility that the applicant is in violation by placing a 2<sup>nd</sup> mobile home on this property according to current zoning laws.

There is also way too much traffic already w/ just one mobile home. There is about 6-7 occupants of these original mobile home. There is too much coming & going on on a daily basis w/ a narrow street.

Furthermore there is too much junk, debris already on the premises w/ just one mobile-home. We fear that much more traffic and

x Arthur Sim



For Office Use Only	
Date received:	_____
Copied to:	_____
Date copy sent:	_____
Hearing set for:	_____

**LAND USE APPEAL**

Date: 2-24-17

BERNICE E. SEIDEL, Clerk, Board of Supervisors  
Hall of Records, Room 301  
2281 Tulare  
Fresno, CA 93721

**APPEAL FEE: \$508.00**  
*(Fee must accompany appeal)*  
*(Fee not applicable if appeal is only on GPA with no concurrent applications)*

I wish to appeal the Planning Commission's/Director's decision to deny approve  
\*VA. CUP, TT, AA, GPA, AT, DRA Application/s No/s. DRA-4471 on 2-9-17  
(Circle Applicable Application/s) (PC Hearing Date)  
for the following **specific reason/s** (Note: Disregard if GPA appeal): Added letter

Please notify me of the date and time of the appeal hearing before the Board of Supervisors.

<u>Appellant</u>	<u>Agent (if applicable)</u>
<u>AJIPAI SINGH</u>	_____
(Name)	(Name)
<u>7444 S. Kenneth Fowler</u>	_____
(Address)	(Address)
<u>93625</u>	_____
(Zip Code)	(Zip Code)
<u>559 908-7239</u>	_____
(Daytime Phone No.)	(Daytime Phone No.)

If appellant is not the applicant, please provide: Applicants Name: \_\_\_\_\_

Ajipai Singh  
\_\_\_\_\_  
(Signature)

\*Fresno County Zoning Ordinance § 877(c) requires that any appellant, other than the applicant, County Department Director, or Board of Supervisors member, must be a property owner within a certain distance from the Variance application property. The Department of Public Works and Planning will verify that the ordinance requirements are met. If the requirements are not met, the appeal fee will be returned and no date for appeal hearing before the Board of Supervisors will be set.

RECEIVED  
COUNTY OF FRESNO

FEB 24 2017

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

Regarding DRA 4471;

Adding a second house to this parcel is not in keeping with the general plan on Kenneth ave. which is AE20. The Fresno Co. ordinance code of May 24 1983 to add a second house, was for parcels 20 acers or over. This property is 1.38 acers. The history on this parcel is that it was divided off to in 1994 to accommodate a family member as a care giver. It was to be a single-family dwelling and does not warrant a second house because it is a substandard property. At the time the parcel was initially divide off there was much concern for interference with the normal farming practices taking place on Kenneth. These fears were not unwarranted. We have spent many hours over the years dealing with such complaints.

The current owner is operating a commercial repair business on this property for which it is not zoned there is also no restroom facility present for the public. This speaks to the owner's disrespect for regulations. We fear that this will continue in the future. We have spent years dealing with the criminals who occupied the property before the current owners. It was so bad that EMS and all regulatory agencies were to wait for sheriff escort. Therefore, there was illegal burning going on all the time. Raids which blocked entrance and exit from our property etc., The trailer that they have moved in is not in good condition and would therefore be a low rent property.

Kenneth is in poor repair and the increased traffic from their business does nothing to help this. Our fence has been hit twice by people attempting to enter and exit.

The parcels size and shape will make it difficult to put in two septic systems with the location of the two wells. If contamination of the ground water occurs it will affect the neighboring properties, making this a public health concern.

We feel strongly that adding another dwelling to this property will be detrimental to all farming in the area.