



Inter Office Memo

DATE: November 9, 2017

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12679 - VARIANCE APPLICATION NO. 4005

APPLICANT: Eric Zamora

OWNER: Zheng Group Investments

REQUEST: Allow reduction of the 50-foot minimum freeway setback requirement in order to accommodate three proposed single-family residences to be located on three existing contiguous parcels in the R-1-C(nb) (Single-Family Residential, 9,000 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District.

LOCATION: The subject parcels are located on the north side of State Route 180, between Peach Avenue and Villa Avenue, southerly adjacent to the city limits of the City of Fresno (SUP. DIST. 5) (APNs 456-132-24, 456-132-07, 456-132-08).

PLANNING COMMISSION ACTION:

At its hearing of November 9, 2017, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Woolf and seconded by Commissioner Ede to adopt the recommended Findings of Fact in the Staff Report and approve Variance Application No. 4005, subject to the Conditions listed in Exhibit B.

EXHIBIT A

Variance Application No. 4005

- Staff: The Fresno County Planning Commission considered the Staff Report dated November 9, 2017, and heard a summary presentation by staff.
- Applicant: The Applicant's representative concurred with the Staff Report and the recommended Conditions. She described the project and offered the following information:
- The Applicant concurs with the Acoustical Analysis prepared for this project, and will construct the sound wall recommended in the Acoustical Analysis.
 - The Applicant purchased the subject parcels after the California Department of Transportation (Caltrans) acquired land from the subject parcels in order to expand the State Route 180 right-of-way.
- 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.

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**Variance Application No. 4005
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Development shall be in substantial conformance with the approved Site Plans, Floor Plans and Elevation Drawings, except as modified by the Conditions of Approval.
2.	In accordance with the Acoustical Analysis prepared for VA No. 4005 by WJV Acoustics Inc. (dated August 15, 2017), a six and one half-foot (6.5 foot)-tall sound wall, or earthen berm and sound wall combination, shall be constructed along the southern property lines of the subject parcels in order for the proposal to comply with the Fresno County Noise Ordinance. Further, suitable construction materials for the sound wall include concrete blocks, and masonry or stucco on both sides of a wood or steel stud wall.

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.	Ten-foot by ten-foot corner cutoffs shall be maintained for sight distance purposes at any driveway accessing Harvey Avenue.
2.	Any work performed within the County right-of-way shall require an Encroachment Permit from the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning.
3.	According to FEMA FIRM Panel 1590H, the subject parcels are located within FEMA Flood Zone X, which is subject to flooding from the two-percent (2%)-chance storm. Any work performed within designated Flood Zones shall conform to provisions established in Chapter 15.48 of the Fresno County Ordinance Code (Flood Hazard Areas).
4.	Any additional run-off generated by development cannot be drained across property lines, and must be retained on site per County Standards.
5.	A Grading Permit or Grading Voucher shall be required for any grading activity associated with this proposal.
6.	Due to the subject parcels being located within Fresno Metropolitan Flood Control District (FMFCD) Drainage Area X, construction of the single-family residences proposed thereon will require payment of an FMFCD Drainage Fee in the amount of \$2,558.00.



County of Fresno

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

November 27, 2017

Eric Zamora
4021 N. Fresno Street #103
Fresno CA 93726

Dear Applicant:

Subject: Resolution No. 12679 - Variance Application No. 4005

On November 9, 2017, the Fresno County Planning Commission approved your above-referenced project 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. 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 dchambers@co.fresno.ca.us or 559-600-4204.

Sincerely,

Derek Chambers, Planner
Development Services Division

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Enclosure