



Inter Office Memo

DATE: September 21, 2017
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12671 - VARIANCE APPLICATION NO. 4030

APPLICANT/

OWNER: Toni M. Onkka

REQUEST: 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).

PLANNING COMMISSION ACTION:

At its hearing of September 21, 2017, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

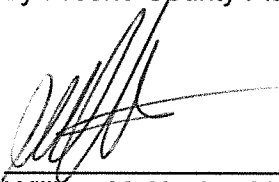
A motion was made by Commissioner Mendes and seconded by Commissioner Lawson to adopt the required findings for the approval of a Variance, stating that Finding No.1 could be made due to the increased crime rate in the area and that Finding No. 2 could be made due to the need to preserve the security of the residence, and approve Variance Application No. 4030, subject to the Conditions listed in Exhibit B.

RESOLUTION NO. 12671

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Mendes, Lawson, Chatha, Ede, Eubanks, Vallis and Woolf
	No:	None
	Absent:	Commissioners Abrahamian and Borba
	Abstain:	None

STEVEN E. WHITE, DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By: 

William M. Kettler, Manager
Development Services Division

WMK:ksn
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NOTE: The approval of this project will expire one year 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 Variance.

Attachments

EXHIBIT A

Variance Application No. 4030

- Staff: The Fresno County Planning Commission considered the Staff Report dated September 21, 2017, and heard a summary presentation by staff.
- Applicant: The Applicant's representative provided information in support of the Findings and the recommended Conditions. He described the project and offered the following information to clarify the intended use:
- What has initiated this Variance request are the frequent incidences of trespassing and theft.
 - A six-foot-tall block wall is already in place along the side property lines.
 - The Fig Garden Home Owners Association issued its approval, and no neighbors offered any opposition to this Variance.
- 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. 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 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.	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 in 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.



County of Fresno

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

October 30, 2017

Toni M. Onkka
405 E. Lansing
Fresno CA 93704

Dear Applicant:

Subject: Resolution No. 12671 - Variance Application No. 4030

On September 21, 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 jshaw@co.fresno.ca.us or 559-600-4207.

Sincerely,

Jeremy Shaw, Planner
Development Services Division

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Enclosure