



## Inter Office Memo

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DATE: March 30, 2017  
TO: Board of Supervisors  
FROM: Planning Commission  
SUBJECT: RESOLUTION NO. 12637 – APPEAL OF DIRECTOR REVIEW AND APPROVAL NO. 4471

APPLICANT/  
OWNER: Raymond Ambriz

APPELLANT: Ajitpal Singh

REQUEST: 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).

### PLANNING COMMISSION ACTION:

At its hearing of March 30, 2017, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Borba and seconded by Chairman Mendes to deny the Appeal of Director Review and Approval No. 4471 and uphold the Director's approval of the subject application.

This motion failed on the following vote:

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

A subsequent motion was made by Commissioner Abrahamian and seconded by Commissioner Chatha to uphold the Appeal of the Director's approval of Director Review and Approval No. 4471, stating that Finding 1 could not be made due to the size of the parcel and that Finding 3 could not be made due the concerns expressed by neighboring property owners.

This motion passed on the following vote:

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

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

By:   
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William M. Kettler, Manager  
Development Services Division

WMK:ksn  
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NOTE:      The approval of this Appeal rescinds the approval of Director Review and Approval No. 4471, effectively denying the subject application. The decision of the Planning Commission is final.

Attachments

EXHIBIT A

Appeal of Director's determination to approve Director Review and Approval No. 4471

Staff: The Fresno County Planning Commission considered the Staff Report dated March 30, 2017, and heard a summary presentation by staff.

Applicant: The Applicant concurred with the Staff Report and recommended Conditions. He offered the following information to clarify the intended use:

- We have some violations on the property and we are actively trying to correct them; we have removed cars from the property, cleaned up the parcel, and filed this application to correct one of those violations.
- We installed a fence between the proposed mobile home and the neighboring residence.
- The home will be for my grandparents to live in; we have no plans to rent it out.
- Many of the complaints regarding this property were due to the previous property owner.

Others: No other individuals presented information in opposition to the Appeal. Three individuals spoke in support of the Appeal:

- Approval of the second residence could increase criminal activity at the site.
- Additional residences in this area increase the danger to drivers and pedestrians traveling on Kenneth Avenue and increase the conflicts with the surrounding agricultural activities.
- One individual identified specific concerns relating to the placement of the mobile home and its proximity to the existing residence on an adjacent parcel.

Correspondence: No letters were presented to the Planning Commission in opposition to the Appeal. Two letters were presented to the Planning Commission in support of the Appeal.



# County of Fresno

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

May 12, 2017

Raymond Ambriz  
7386 S. Kenneth  
Fowler CA 93625

Dear Applicant:

Subject: Resolution No. 12637 – Appeal of Director Review and Approval Application  
No. 4471

On March 30, 2017, the Fresno County Planning Commission approved the Appeal of Director Review and Approval No. 4471, resulting in denial of the project. A copy of the Planning Commission Resolution is enclosed.

The Planning Commission's decision is final.

If you have any questions regarding the information in this letter please contact me at [cmonfette@co.fresno.ca.us](mailto:cmonfette@co.fresno.ca.us) or 559-600-4245.

Sincerely,

Chrissy Monfette, Planner  
Development Services Division

CMM:ksn  
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Enclosure