



Inter Office Memo

DATE: November 10, 2016
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12609 - VARIANCE APPLICATION NO. 4011

**APPLICANT/
OWNER:**

Paula Ganimian/Keith Googooian

REQUEST:

Allow the creation of a 4.41-acre gross parcel (20 acres required) from an existing 43.57-acre gross parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION:

The project site is located on the southwest corner of East Jensen Avenue and South De Wolf Avenue, approximately one mile southeast of the nearest city limits of the City of Fresno (7905 E. Jensen Avenue, Fresno) (SUP. DIST. 4) (APN 316-060-58).

PLANNING COMMISSION ACTION:

At its hearing of November 10, 2016, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Woolf and seconded by Commissioner Egan to adopt the required Findings for approval of a Variance and approve Variance No. 4011, subject to the Conditions listed in Exhibit B. In making the Findings to approve, the Commission cited that Findings 1, 2, and 4 could be made because the property was located at an intersection, there is a family history of ownership, and the remaining parcel is nearly 40 acres in size in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

EXHIBIT A

Variance Application No. 4011

Staff: The Fresno County Planning Commission considered the Staff Report dated November 10, 2016, and heard a summary presentation by staff.

Applicant: The Applicant's representative did not concur with the Staff Report and the recommended Conditions. He described the project and offered the following information to clarify the intended use:

- The parcel has historically been owned by the Ganimian family and it was originally granted to the Applicants in trust.
- The orange trees provide protection from the farming operations on the remainder parcel.
- Due to the amount of road frontage that has been offered, the net size of the homesite parcel is only 3.3 acres.
- The Applicant is currently living in the home on the proposed homesite and would like to separate from the general farming operation

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.

**Variance Application No. 4011
Conditions of Approval and Project Notes**

EXHIBIT B

| Conditions of Approval | |
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| 1. | Development of the property shall be in accordance with the Site Plan approved by the Planning Commission. |
| 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. | Division of the subject property is subject to the provisions of the Fresno County Parcel Map Ordinance. A Parcel Map Application shall be filed to create a 4.41-gross acre parcel and a 43.57-gross acre parcel. |
| 2. | Prior to recording the mapping application, the Applicant shall remove or obtain permits for the structure labeled as a "shed" on the site plan approved by the Planning Commission. |
| 3. | 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. |
| 4. | If not already present, ten-foot by ten-foot corner cutoffs should be improved for sight distance purposes at the driveway exiting to De Wolf Avenue. |
| 5. | If not already present, thirty-foot by thirty-foot corner cutoffs should be improved for sight distance purposes at the driveway exiting to Jensen Avenue. |
| 6. | No additional drive approaches shall be approved for this homesite parcel. |
| 7. | If not already present, on-site turnarounds are required for vehicles leaving the site to enter the Expressway in a forward motion so that vehicles do not back onto the roadway. Direct access to an Expressway is usually limited to one common point. No new access points are allowed without prior approval, and any existing driveway shall be utilized. |
| 8. | If future development is sought, the project shall annex to Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. The project will also be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought. |
| 9. | A grading permit or voucher may be required for any grading proposed with this application. |



County of Fresno

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

November 28, 2016

Paula Ganimian/Keith Gogoian
14392 E. Shepherd Avenue
Clovis CA 93619

Dear Applicants:

Subject: Resolution No. 12609 - Variance Application No. 4011

On November 10, 2016, 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 a maximum of two one-year extensions of time. 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 cmonfette@co.fresno.ca.us or 559-600-4245.

Sincerely,

Christina Monfette, Planner
Development Services Division

CMM:ksn
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Enclosure