



## Inter Office Memo

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DATE: April 28, 2016  
TO: Board of Supervisors  
FROM: Planning Commission  
SUBJECT: RESOLUTION NO. 12569 - VARIANCE APPLICATION NO. 3984

APPLICANT/  
OWNER: Gary and Dawn Coelho

REQUEST: Amend approved Variance No. 3959 in order to allow the creation of a 2.5-acre parcel (5-acre parcel originally approved) from an existing 159.82-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the west side of Brawley Avenue between Lewiston Avenue and Mount Whitney Avenue, approximately one mile southwest of the unincorporated community of Riverdale (22209 S. Brawley Avenue) (SUP. DIST. 4) (APNs 053-110-89s, 90s).

### PLANNING COMMISSION ACTION:

At its hearing of April 28, 2016, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Chatha and seconded by Commissioner Borba to adopt the required Findings of Fact for approval of a Variance and approve Variance Application No. 3984, subject to the Conditions listed in Exhibit B, stating that Findings 1, 2, and 4 could be made based on the presence of a large single-family home dating from the 1960s being an exceptional circumstance, and that granting the Variance would preserve the owner's right to retain and utilize this historical homesite, and that the project is consistent with goal LU-A of the General Plan which states that the County should promote the long-term conservation of productive and potentially productive agricultural lands.



EXHIBIT A

Variance Application No. 3984

Staff: The Fresno County Planning Commission considered the Staff Report dated April 28, 2016, and heard a summary presentation by staff.

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

- The decision to create a 2.5-acre parcel instead of a 5-acre parcel (as was previously approved) is based on the recommendation from the Agricultural Land Conservation Committee (ALCC).
- The purpose of the proposed parcel is to serve as a homesite.

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 (VA) No. 3984  
Conditions of Approval and Project Notes**

<b>Conditions of Approval</b>	
1.	Development shall be in accordance with the Site Plan as approved by the Commission.
2.	The owners of the proposed 2.5-acre parcel shall enter into an agreement with Fresno County incorporating the provisions of the "Right-to-Farm" Notice (Ordinance Code Section 17.40.100) for acknowledgement of the inconveniences and discomfort associated with normal farm activities in the surroundings of the proposed parcel.
Conditions of Approval reference recommended Conditions for the project.	
<b>Notes</b>	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	Division of the subject property is subject to the provisions of the Fresno County Parcel Map Ordinance. For more information, contact the Department of Public Works and Planning, Development Engineering Section at (559) 600-4022.
2.	Ten-foot by ten-foot corner cutoffs shall be maintained for sight distance purposes at the existing driveways accessing Brawley Avenue and Lewiston Avenue.
3.	A 20-foot by 20-foot corner cutoff shall be maintained for sight distance purposes at the intersection of Brawley Avenue and Lewiston Avenue.
4.	According to FEMA FIRM Panels 2875H and 2900H, the existing 159.82-acre parcel is located within FEMA Flood Zone A, which is subject to flooding from the 100-year storm. Any work within designated Flood Zones shall conform to provisions established in Chapter 15.48 Flood Hazard Areas of Fresno County Ordinance.
5.	Building permit records indicate the sewage disposal system was installed in 1999. It is recommended that the Applicants/owners consider having the existing septic tank pumped, and he tank and leach line evaluated by an appropriately-licensed contractor if it has not been serviced and/or maintained within the last five years. Such inspection may indicate possible repairs, additions, or require the proper destruction of the system.
6.	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.



# County of Fresno

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

May 16, 2016

Gary and Dawn Coelho  
22209 S. Brawley Avenue  
Riverdale CA 93656

Dear Applicant:

Subject: Resolution No. 12569 - Variance Application No. 3984

On April 28, 2016, the Fresno County Planning Commission approved your application 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 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.

If you have any questions regarding the information in this letter please contact me at [dbrannick@co.fresno.ca.us](mailto:dbrannick@co.fresno.ca.us) or 559-600-4297.

Sincerely,

Daniel Brannick, Planner  
Development Services Division

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Enclosure