



Inter Office Memo

DATE: April 14, 2022

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12931- INITIAL STUDY APPLICATION NO. 8011 & DIRECTOR REVIEW AND APPROVAL NO. 4650

OWNER: Tanny Soojian

APPLICANT: Chris Kahkejian

REQUEST: Allow for the sale of automobiles, powersports and recreational boats on a 1.74-acre parcel within the C-4 (Central Trading District) Zone District.

LOCATION: The project site is located on the southwest corner of Clovis Avenue and Ramona Avenue, adjacent to the City of Clovis to the west (APN: 494-042-08) (3777 N. Clovis Ave.) (Sup. Dist. 5).

PLANNING COMMISSION ACTION:

At its hearing of April 14, 2022, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Woolf and seconded by Commissioner Carver to adopt the Mitigated Negative Declaration prepared for the project; adopt the recommended required Findings in the Staff Report; and approve Director Review and Approval Application No. 4650, subject to the Conditions listed in Exhibit "B" including the recommended amendment to Condition of Approval No. 5.

RESOLUTION NO. 12931

VOTING:	Yes:	Commissioners Woolf, Carver, Abrahamian, Arabian, Chatha, Ewell, and Hill
	No:	None
	Absent:	Commissioner Zante
	Abstain:	None
	Recuse:	None

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

By:  _____
 William M. Kettler, Manager
 Development Services and Capital Projects Division

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NOTES:

The approval of this project will expire two years 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 Director Review and Approval.

RESOLUTION NO. 12931

Director Review and Approval Application No. 4668

Staff: The Fresno County Planning Commission considered the Staff Report dated April 14, 2022 and heard a summary presentation by staff. A proposed amendment to Condition of Approval No. 5 with a corrected citation to Zoning Ordinance Section 855.1.2.M. was recommended 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 "courtyard" area will be used for parking of which is currently paved.
- The previous recreational vehicles parked in the adjacent dirt portion of the parcel that caused the violation to be filed were not for sale, but were stored there by a third party, and were removed quite some time ago.

Others: The property owner confirmed that he and the applicant are in support of the required paved parking requirements and other regulatory street improvements as listed as conditions of approval in Exhibit "B".

Correspondence: There was no late correspondence from the public submitted after the circulation of the Staff Report.

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EXHIBIT B

Mitigation Monitoring and Reporting Program
Initial Study No. 8011 & Director Review and Approval Application No. 4650
(Including Conditions of Approval and Project Notes)

Mitigation Measures					
Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All outdoor lighting shall be hooded and directed to not shine towards adjacent properties and public streets.	Applicant	Applicant/PW&P	Continuous
2.	Noise	"Noise Ordinance of the County of Fresno" states for commercial districts between 10 pm to 7 am shall not exceed 60 sound level decibels. Between 7 am to 10 pm, the sound level decibels shall not exceed 65. Chapter 10- Regulations Regarding Public Nuisances and Real Property Conduct and Use. Article 1- Noise Regulations. Section 10-102 (b).	Applicant	Applicant/PW&P	Continuous

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plan, Elevations and Operational Statement approved by the commission.
2.	Sidewalk, curb, and gutter improvements shall be constructed along Clovis Frontage Rd across parcel frontage to comply with Fresno County A-7 standards.
3.	Sidewalk, curb, and gutter improvements shall be constructed along E Ramona Ave and Garland Ave parcel frontages to comply with Fresno County A-1 standards.
4.	ADA compliant ramps should be installed at the corners of Clovis Frontage Rd and Garland Ave as well as Clovis Frontage Rd and E Ramona Ave.
5.	The parking location shall be paved for both customers and vehicle display parking. The parking will be provided along the southern portion of the building subject to Fresno County Site Plan Review per Section 855.1.2. M.

EXHIBIT B

Notes

The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.

1.	Facilities that use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Your proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (http://cers.calepa.ca.gov/). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
2.	The proposed project has the potential to expose nearby residents to elevated noise levels. Due to the unique location, consideration should be given to conformance with the Fresno County Noise Ordinance and the Noise Elements of the Cities of Fresno and Clovis General Plans.
3.	According to FEMA FIRM Panel 1590H, the parcel is not subject to flooding from the 100- year storm.
4.	The subject property is within the City of Clovis SOI (Sphere of Influence). Any off-site improvements and driveway placement relative to the property line should be consulted with the City regarding their requirements.
5.	The project site is located within the Fresno Metropolitan Flood Control District (FMFCD) Boundary and Drainage Zone. Written clearance from FMFCD is required for the proposed work.
6.	Any additional storm water runoff generated by the development of a site cannot be drained across property lines or into the road right-of-way, and must be retained on-site, per County Standards unless FMFCD specifies otherwise.
7.	If the proposed development does not substantially increase the net impervious surface on-site and the existing drainage patterns are not changed, there will be no engineered grading and drainage plan required. However, Letter of Retention and Letter of Certification from a licensed Civil Engineer addressed to the Department of Public Works and Planning will be required. Letter of Certification must specify the reason why an engineered grading and drainage plan is not needed.
8.	A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) are required to be filed with State Water Resources Control Board (SWRCB) before the commencement of any construction activities disturbing 1.0 acre or more of area. Copies of completed NOI with WDID # and SWPPP shall be provided to Development Engineering prior to any grading work.
9.	Any existing or proposed parking areas should comply with the Fresno County Off-Street Parking Design Standards. Stalls should be 18 feet x 9 feet and backing distance must be a minimum of 29 feet for 90-degree parking stalls. Also 5 feet should be provided beyond the last stall in any row to provide for backing. Any proposed handicap accessible parking stalls and curb ramps shall follow ADA standards and the maximum surface slope within the disabled parking space(s) and adjacent access aisle(s) shall not exceed 2% in any direction.
10.	Any proposed or existing driveway should be set back a minimum of 10 feet from the property line.

Notes

11.	Any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.
12.	For unpaved or gravel surface access roads, the first 100 feet off the edge of the County Road right-of-way must be graded and asphalt concrete paved or treated with dust palliative.
13.	If not already present, a 10 foot x 10 foot corner cut-off should be improved for sight distance purposes at any proposed or existing driveway accessing Ramona Ave., Clovis Ave. or Garland Ave.
14.	Any work done within the County Road 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.
15.	A grading permit or voucher is required for any grading proposed with this application.
16.	Applicant will need to relocate any utilities if needed.
17.	An encroachment permit is needed from the Road Maintenance and Operations Division for any work done within the road right-of-way of County of Fresno.
18.	One (1) parking space is required per four hundred (400) sq. ft. of gross floor area.