



Inter Office Memo

DATE: October 13, 2022
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12968 – UNCLASSIFIED CONDITIONAL USE PERMIT
APPLICATION NO. 3747

APPLICANT: Kenny Reyes

OWNER: Richard Schultz

REQUEST: Unclassified Conditional Use Permit to Amend previously approved Unclassified Conditional Use Permit 2991 to allow the development of additional on-site parking for the Riverdale Memorial District. The project is located on two adjacent parcels, a 1.50-acre and 1.27-acre parcel in the R-1 (Single-Family Residential) Zone District.

LOCATION: The parcels are located on the southeast corner of W. Mt. Whitney Ave. and S. Feland Ave., located in the unincorporated community of Riverdale (APN: 053-260-08T & 053-260-09ST) (3085 W. Mt. Whitney Ave.) (Sup. Dist. 4).


PLANNING COMMISSION ACTION:

At its hearing of October 13, 2022, the Commission considered the Staff Report and testimony (summarized in Exhibit A). A motion was made by Vice-Chair Hill and seconded by Commissioner Arabian to determine that the five required Findings could be made in agreement with the staff report, and approve Unclassified Conditional Use Permit No. 3747, subject to the Conditions listed in Exhibit B.

This motion was passed on the following vote:

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

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

By: 

William 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 Conditional Use Permit.

Attachments

EXHIBIT A

Unclassified Conditional Use Permit No. 3747

- Staff: The Fresno County Planning Commission considered the Staff Report dated October 13, 2022 and heard a summary presentation by staff.
- Presenters: The applicant's representative agreed with the Staff's recommendation and stated that the Riverdale Memorial District Hall has landscaped area that can be converted into additional retention basins if needed.
- Others: Two other individual spoke in favor of the application. The first person stated he has no issues with the development. The second person stated the parking lot will allow ADA parking so it will be easier for guests to access the facility.
- Correspondence: No additional correspondence was presented at the Planning Commission Hearing in support of or in opposition to the application.

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EXHIBIT B
Conditional Use Permit Application No. 3747
Conditions of Approval and Project Notes

Conditions of Approval	
1.	Development shall be in accordance with the approved site plan.
2.	The applicant shall provide the County with an irrevocable offer of dedication for 23 feet of additional road right-of-way across the parcel frontage on Mt. Whitney Ave
Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	<p>The Fresno County Environmental Health Division provides the following:</p> <ul style="list-style-type: none"> a. If any underground storage tank(s) are found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
2.	<p>The Fresno County Road Maintenance and Operations Division provide the following comments:</p> <ul style="list-style-type: none"> a. All conditions & comments on previous applications still apply if not already in place. b. The existing fence along with any other existing improvements shall be relocated out of the County of Fresno's right-of-way. c. The proposed stop sign located at the driveway cannot be placed within County's right-of-way. This sign shall be placed within the property lines. d. The access point to Mount Whitney Ave shall be kept clear from any obstructions for visibility purposes with a 20 foot X 20 foot corner cutoff. Fences, walls, and hedges shall not exceed three (3) feet in height. Any branches of trees, signs, etc. located within the corner cut-off area must be trimmed and/or maintained at a height of not less than eight (8) feet.
3.	<p>The Fresno County Development Engineer provides the following comments:</p> <ul style="list-style-type: none"> a. All Conditions of Approval for any previous applications shall be implemented if not already in place. b. Refer to Road Maintenance & Operations Division, Road Operations for comments on Mt. Whitney Avenue and Feland Avenue.

- c. According to FEMA FIRM Panel 2900J, the parcels are not subject to flooding from the 100-year storm.
- d. Any additional storm water runoff generated by the proposed development of this site cannot be drained across property lines or into the County road right-of-way, and must be retained on-site, per County Standards.
- e. An engineered grading and drainage plan is required to show how the additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. The grading and drainage plan should provide calculations of the proposed ponding basin storage capacity and the basin design storage capacity for verification purposes.
- f. Any proposed landscape areas of 500 sq. ft. or more will be subject to the Model Water Efficient Landscape Ordinance (MWELO) and MWELO form/s and/or separate landscape and irrigation design plan should be required.
- g. 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.
- h. Any existing or proposed parking areas should comply with the Fresno County Off-Street Parking Design Standards. Stalls should be 18 foot x 9 foot, and backing distance must be a minimum of 29 foot for 90-degree parking stalls. Also 5 foot should be provided beyond the last stall in any row to provide for backing. Any proposed handicap accessible parking stalls and curb ramps shall be in compliance with 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.
- i. The end of curbed/taper edge of any existing or proposed access driveway approach should be set back a minimum of 5 foot from the property line.
- j. Any existing or proposed entrance gate should be set back a minimum of 20 foot from the road right-of-way line or the length of the longest truck entering the site, and shall not swing outward.
- k. For unpaved or gravel surface access roads, the first 100 feet off of the edge of the road right-of-way must be graded and asphalt concrete paved or treated with dust palliative.
- l. If not already present, a 10 foot x 10 foot corner cut-off should be improved for sight distance purposes at any existing or proposed driveway accessing Mt. Whitney Avenue or Feland Avenue
- m. 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.
- n. A grading permit is required for any grading proposed with this application.