



Inter Office Memo

ATTENTION: FOR FINAL ACTION OR MODIFICATION TO OR ADDITION OF CONDITIONS, SEE FINAL BOARD OF SUPERVISORS' ACTION SUMMARY MINUTES

DATE: October 27, 2022

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12970 - DIRECTOR REVIEW AND APPROVAL
APPLICATION NO. 4714

APPLICANT: Jeffery T. Roberts

OWNER: Reyna Reyes

REQUEST: Allow approximately 1,168 square feet of aggregate area for accessory buildings in the required side yards, where a maximum of 500 square feet of aggregate area are allowed; to accommodate an existing detached storage building and two proposed detached garages, on a 0.78-acre parcel in the R-1-B(nb) (Single Family Residential, 12,500 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District.

LOCATION: The subject property is located on the north side of E. Fairmont Avenue, approximately 430 feet east of its intersection with N. Wishon Avenue, and approximately 980 feet east-southeast of the nearest city limits of the City of Fresno (APN: 425-070-20) (777 E. Fairmont Ave.) (Sup. Dist. 2).

PLANNING COMMISSION ACTION:

At its hearing of October 27, 2022, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Arabian and seconded by Commissioner Carver to adopt the recommended Findings of Fact for approval of a Director Review and Approval, and approve Director Review and Approval No. 4714, subject to the Conditions listed in Exhibit B.

RESOLUTION NO. 12970

This motion failed on the following vote:

VOTING: Yes: Commissioners, Arabian Carver, and Abrahamian
 No: Commissioners Chatha, Hill, and Woolf
 Absent: Commissioners Ewell and Zante
 Abstain: 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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NOTE:

Attachments

EXHIBIT A

Director Review and Approval Application No. 4714

- Staff: The Fresno County Planning Commission considered the Staff Report dated October 27, 2022, and heard a summary presentation by staff.
- Applicant: The Applicant's representative concurred with the Staff Report and the recommended Conditions. He described the project and offered the following information to clarify the intended use:
- Our objective with this proposal is to build additional storage space for our personal use.
 - We would like the proposed buildings to be located as close as possible to the side property lines to allow for maximum turning area for our vehicles and trailers between the buildings.
 - Our proposed three-foot setback is consistent with City of Fresno standards.
 - This neighborhood has many examples of accessory building located in side and rear property lines.
 - Our proposed buildings will be located more than 200 feet from the front property line, and the architectural style and building materials will match that of the existing residence.
 - Our proposed buildings will be well under the lot coverage limit for the zoned district.
 - Our lot is substantially larger than many other lots in this zone district, and therefore we feel that the additional encroachment into the side yard is warranted.
 - The configuration of the buildings is intended to be consistent with the existing residence and other accessory buildings and the dimensions of building are intended to limit the steepness of the roof pitch such that it would be architecturally consistent with the existing buildings and other in the neighborhood.
- Others: One other individual, the property owner, spoke in support of the application. No one spoke in opposition to the application.
- Correspondence: One email letter received after circulation of the Staff Report was provided to the Planning Commission in opposition to the application citing concerns that the proposed buildings would be incongruent with the rest of the neighborhood, that the buildings may be converted to residential use, and that the open gate at the rear of the property may increase incidence of property crime.