

File Date: 12/23/2020

Application Status: In Review

Application Type: Conditional Use Permit

Application Detail: Detail

Description of Work: Conditional Use Permit Application No. P20-04902 was filed by Jenna Chiingerian of Precision Civil Engineering on behalf of Ted Moon and pertains to approximately ± 4.05 acres of property located north of E. Tulare Street between N. Fowler Avenue and S. Purdue Avenue (APNs 313-060-09, 10; 313-810-28, 29). The applicant proposes to construct a single-family manufactured home development consisting of 42 units and parking spaces, with a residential density of 8.2 dwelling units/acre. The parcels are zoned RS-5/UGM. DRC Application P20-03216.

Application Name: Tulare/Fancher Creek Single-Family Manufactured Home Development

Address: 5925 E TULARE ST, FRESNO, CA 93727

Owner Name: GOSTANIAN DEVELOPMENT II % N DOUKAS

Owner Address: 1933 S WAVERLY, FRESNO, CA 93727

Parcel No: 31306009

Contact Info:	Name	Organization Name	Contact Type	Status
	Jenna Chiingerian	Precision Civil...	Applicant	Active
	Bonique Emerson	Precision Civil...	Individual	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: \$13,641.00

Total Fee Invoiced: \$13,641.00

Balance: \$0.00

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application	Erik Young	Accept	01/19/2021	Erik Young
	Pre-review- TIS	Jill Gormley	Rejected Bef...	01/14/2021	Erik Young
	Pre-review- Traffic	Louise Gilio	Application ...	01/04/2021	Andreina Aguilar
	Plan Distribution		Assign Revie...	01/21/2021	Mindi Manboho
	Public Utilities Comm...				
	Caltrans				
	Public Works Traffic P...	Louise Gilio	Reviewed wit...	02/11/2021	Andreina Aguilar
	Public Works (CFD)	Ann Lillie	Reviewed wit...	01/27/2021	Ann Lillie
	DPU Water Division	Robert Diaz	Review Complete	02/03/2021	Robert Diaz
	DPU Planning and Engin...	Kevin Gray	Reviewed wit...	02/11/2021	Kevin Gray
	DPU Solid Waste Manage...	Kevin Gray	Reviewed wit...	02/11/2021	Kevin Gray
	Fire Review	Byron Beagles	Revisions Re...	02/10/2021	Byron Beagles
	Police Review	Southeast PD	Reviewed wit...	02/10/2021	Southeast PD
	Fresno County Environm...	Public Health	Reviewed wit...	01/27/2021	Public Health
	Building and Safety Se...	Christian Mendez			
	Airports	Airports	No Comment	02/06/2021	Airports
	Fresno Area Express	FAX	No Comment	02/17/2021	FAX
	County PW and Planning	County Planning	No Comment	02/22/2021	County Planning
	Irrigation District		Reviewed wit...	02/09/2021	FID
	Flood Control District	FMFCD	Review Complete	02/22/2021	FMFCD
	Air Pollution Control ...	SJVAPCD	No Comment	02/10/2021	SJVAPCD
	PG&E	PG&E			
	School District	CUSD	Review Complete	02/17/2021	CUSD
	Council District Commi...	Marisela Martínez	Review Complete	02/10/2021	Marisela Martínez
	Council Member	District5			
	US Postal Service	USPS			
	Planner Review	Thomas Vealch			
	Public Works ROW Lands...	Hilary Kimber	Add'l Info R...	01/25/2021	Hilary Kimber
	Public Works TIS Review	Jill Gormley			
	Long Range Planning	Long Range Plan...	Review Complete	02/12/2021	Long Range Plan...
	Historic Preservation	Alicia Gonzales			
	Land Division Impact Fees	Frank Sabunt	Review Complete	02/04/2021	Frank Sabunt
	Review Verification				
	CEQA Review				
	Planner Analysis and P...				
	CEQA Publication				
	NOD-NOE				
	Closure				

**Tulare and Fancher Creek Single-Family Manufactured Home Development
Operational Statement**

Applicant:	Ted Moon tmoon827@gmail.com
Representative:	Precision Civil Engineering
APN:	313-060-09, 10; 313-810-28, 29
Location:	5925 E Tulare Street, Fresno, CA
Zoning:	RS-5 Residential Single-Family, Medium Density
Existing Land Use	Vacant
Planned Land Use	Residential Medium Density (5.0-12 DU/acre) and Open Space/Trail.
Proposed Land Use	Single-Family Manufactured Home Development (multiple units on a single lot) and Open Space/Trail Use
Project Description	<p>The Conditional Use Permit Application is filed by Precision Civil Engineering on behalf of Ted Moon (Applicant) and pertains to approximately ± 4.66 acres of property located north of E. Tulare Street between N. Fowler Avenue and S. Purdue Avenue (APNs 313-060-09, 10; 313-810-28, 29). The site consists of four (4) legal lots of record, which will be merged through a parcel merger prior to issuance of building permits. The site is zoned RS-5 Residential Single-Family, Medium Density with a planned land use of Residential Medium Density (5.0-12 DU/acre). The Applicant proposes a single-family manufactured home development consisting of 42 units (residential density: 9 du/acre), 79* parking spaces, and approximately 40,000 square feet of open space. The 42 units comprise 3-bedroom units (20 units at ±933 sf. each and 22 units at ±1,120 sf. each) for a total residential square footage of ± 42,739 square feet. Over 50 percent of the units have private open space, as required by the Development Code. In addition to the common open space provided by the proposed trail, additional common open space areas with play equipment, picnic benches and BBQ pits are provided.</p> <p>*As part of this project review, the Applicant is seeking a 10% minor deviation to reduce the required number of parking stalls from 84 (required) to 76 (proposed), although 79 parking stalls are proposed in this Application.</p>

APPL. NO. <u>P20-04902</u> EXHIBIT <u>O</u> DATE <u>01/21/2021</u>
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

**Tulare and Fancher Creek Single-Family Manufactured Home Development
Minor Deviation Findings**

- 1. The deviation is necessary due to the physical characteristics of the property and the proposed use or structure or other circumstances, including, but not limited to, topography, noise exposure, irregular property boundaries, or other unusual circumstance.** The deviation is necessary due to the physical characteristics of the property and the proposed use or structure (i.e., residential and trail development), including lot configuration, site constraints, and compliance with minimum requirements. The Project site consists of four (4) legal lots of record, which will be merged through a parcel merger prior to issuance of building permits. The merged parcel comprises approximately \pm 4.66 acres (223,393 sf.) for a lot configuration that has more street frontage than site depth. Of the total acreage, incorporation of site constraints account for approximately \pm 43,649 sf. (or \pm 20% of the lot). Site constraints include a: 15' FMFCD easement, 10' PUE, 20' proposed FID easement, and 25' proposed bike/pedestrian easement (i.e., trail). In addition, the Project is subject to compliance with minimum requirements for lot coverage, private open space, common open space, landscaping, parking, and circulation. Together, the lot configuration, incorporation of site constraints, and minimum requirements limit the property's buildable area for the multi-unit residential project. As such, the Applicant requests a 10% minor deviation to reduce the required number of parking stalls in order to maximize residential development on an already constrained lot.
- 2. There are no alternatives to the requested deviation that could provide an equivalent level of benefit to the applicant with less potential detriment to surrounding owners and occupants or to the general public.** As it is proposed, the Project site design incorporates the site constraints described in Finding No. 1 and complies with the minimum requirements for lot coverage, open space, landscaping, and circulation. There are no alternatives that would allow the site to be developed at the proposed density that would provide less potential detriment to surrounding owners or the public. Allowing the reduction in parking stalls will allow the site to include public access to the trail and proposed common open space, which will benefit the community.
- 3. The granting of the requested deviation will not be detrimental to the health or safety of the public or the occupants of the property or result in a change in land use or density that would be inconsistent with the requirements of this Code.** The Project proposes the development of a multi-unit residential project. The Project site is zoned RS-5 Residential Single-Family, Medium Density with a planned land use of Residential Medium Density (5-12 DU/acre). The Applicant proposes 42 units with a residential density of 9 DU/acre, which is consistent with the zone district and the planned land use (5-12 DU/acre). As such, the intensity and density of the Project is consistent with the General Plan and Development Code and will not be detrimental to the health or safety of the public or the occupants of the property. In addition, the parking provided per unit will exceed the parking requirements for single-family residential development.
- 4. If the deviation requested is to accommodate religious uses protected by RLUIPA, the decision-maker must also find that the denial of the requested deviation would impose a substantial burden on religious exercise.** The Project does not propose religious uses and therefore, Finding No. 4 is not applicable.