



# County of Fresno

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

DATE: August 13, 2025

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Department of Public Works and Planning, Attn: Bernard Jimenez,  
Planning and Resource Management Officer  
Development Services and Capital Projects, Attn: William M. Kettler,  
Deputy Director of Planning  
Development Services and Capital Projects, Attn: Chris Motta, Division Manager  
Development Services and Capital Projects, Attn: Tawanda Mtunga,  
Principal Planner  
Development Services and Capital Projects, Attn: James Anders,  
Principal Planner  
Development Services and Capital Projects, Current/Environmental  
Planning, Attn: Tawanda Mtunga, Principal Planner  
Development Services and Capital Projects, Policy Planning, Attn:  
Tawanda Mtunga, Principal Planner  
Development Services and Capital Projects, Zoning & Permit Review,  
Attn: Daniel Gutierrez, Senior Planner  
Development Services and Capital Projects, Development Engineering,  
Attn: Laurie Kennedy, Office Assistant III  
Water and Natural Resources Division, Attn: Augustine Ramirez, Division  
Manager  
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner  
Water and Natural Resources Division, Transportation Planning, Attn:  
Hector Luna, Senior Planner/Darren Findley, Senior Engineering  
Technician/Brody Hines, Planner  
Water and Natural Resources Division, Community Development, Attn:  
Yvette Quiroga, Principal Planner  
Design Division, Attn: Mohammad Alimi, Division Manager;  
Erin Haagenson, Program Manager  
Resources Division, Attn: Daniel Amann, Division Manger  
Resources Division, Special Districts, Attn: Christopher Bump, Special Districts  
Manager  
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,  
Supervising Engineer  
Department of Public Health, Environmental Health Division, Attn: Deep  
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,  
Environmental Health Specialist;  
Fresno County Department of Agriculture, Attn: Melissa Cregan  
Fresno County Fire Protection District, Attn: Diane Rodriguez, [FKU.Prevention-  
Planing@fire.ca.gov](mailto:FKU.Prevention-Planing@fire.ca.gov)  
Fresno Irrigation District, Attn: Laurence Kimura, P.E. Chief Engineer,  
[Engr-Review@fresnoirrigation.com](mailto:Engr-Review@fresnoirrigation.com)

FROM: Dominique Navarrette, Planner  
Development Services and Capital Projects Division

SUBJECT: Variance Application No. 4191

APPLICANT: Luke Risner

DUE DATE: **August 13, 2025**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject Variance Application to waive the 35-foot front yard setback to 15 feet to allow for the future construction of storage a building in the AL-20 Zone District. If approved a mapping procedure to follow.

The subject parcel is located on the west side of 6th Avenue Dr. between the north side of Mehlert St. and the south side of Kern St. The subject parcel is abutting the City of Kingsburg (APN: 395-030-11) (Sup. Dist. 4).

We must have your comments by **August 27, 2025**. Any comments received after this date may not be used.

**If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline (e-mail is also acceptable; see email address below).**

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Dominique Navarrette, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-9668, or email [dnavarrette@fresnocountyca.gov](mailto:dnavarrette@fresnocountyca.gov)

DN  
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*Activity Code (Internal Review): 2377*

Enclosures



Email to: Irisner@precisioneng.net

Mail to: 1234 O ST. FRESNO, CA 93721

Development Services and Capital Projects Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: APPLICANT: PHONE:

PROPERTY LOCATION: APN(s): ALCC: No Yes # VIOLATION NO. CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes ZONE DISTRICT: SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes LOT STATUS:

Zoning: ( ) Conforms; ( ) Legal Non-Conforming lot; ( ) Deed Review Req'd (see Form #236) Merger: May be subject to merger: No Yes ZM# Initiated In process Map Act: ( ) Lot of Rec. Map; ( ) On '72 rolls; ( ) Other; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: PERMIT JACKET: No Yes FMFCD FEE AREA: ( ) Inside / ( ) Outside District No.: FLOOD PRONE: No Yes PROPOSAL

COMMENTS: ORD. SECTION(S): BY: DATE:

Reduce the 35-foot front-yard setback to 15-foot

No request to waive the 20-foot side yard setback.

LAND USE DESIGNATION: ( ) GPA: ( ) MINOR VA: COMMUNITY PLAN: ( ) AA: ( ) HD: REGIONAL PLAN: ( ) CUP: ( ) AG COMM: SPECIFIC PLAN: ( ) DRA: ( ) ALCC: SPECIAL POLICIES: ( ) VA: ( ) IS/PER\*: SPHERE OF INFLUENCE: ( ) AT: ( ) Viol. (35%): ANNEX REFERRAL (LU-G17/MOU): ( ) TT: ( ) Other: ( ) PLA: Filing Fee: \$ COMMENTS: ( ) TPM: Pre-Application Fee: - \$262.04 ( ) TPMW: Total County Filing Fee:

FILING REQUIREMENTS:

OTHER FILING FEES:

- ( ) Land Use Applications and Fees ( ) Archaeological Inventory Fee: \$75 at time of filing ( ) This Pre-Application Review form (Separate check to Southern San Joaquin Valley Info. Center) ( ) Copy of Deed / Legal Description ( ) CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,968.75) ( ) Photographs (Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.) ( ) Letter Verifying Deed Review ( ) IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required. ( ) Site Plans - One (1) Copy (folded to 8.5"X11") \*PDF COPY PREFERRED ( ) Floor Plan & Elevations - 4 copies (folded to 8.5"X11") + 1 - 8.5"x11" reduction ( ) Project Description / Operational Statement (Typed) ( ) Statement of Variance Findings ( ) Statement of Intended Use (ALCC) ( ) Dependency Relationship Statement ( ) Resolution/Letter of Release from City of ( ) Nitrogen Loading Analysis or RWQCB supplemental treatment

BY: DATE: PHONE NUMBER: (559) -

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- ( ) COVENANT ( ) SITE PLAN REVIEW ( ) MAP CERTIFICATE ( ) BUILDING PLANS ( ) PARCEL MAP ( ) BUILDING PERMITS ( ) FINAL MAP ( ) WASTE FACILITIES PERMIT ( ) FMFCD FEES ( ) SCHOOL FEES ( ) ALUC or ALCC ( ) OTHER (see reverse side)

PLU # 113 Fee: \$262.04

Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....



# Fresno County Department of Public Works and Planning

Date Received:	(Application No.)
----------------	-------------------

**MAILING ADDRESS:**  
 Department of Public Works and Planning  
 Development Services and Capital Projects Division  
 2220 Tulare St., 6<sup>th</sup> Floor  
 Fresno, Ca. 93721

**LOCATION:**  
 Southwest corner of Tulare & "M" Streets, Suite A  
 Street Level  
 Fresno Phone: (559) 600-4497

**APPLICATION FOR:**

- Pre-Application (Type) \_\_\_\_\_
- Amendment Application  Director Review and Approval
- Amendment to Text  for 2<sup>nd</sup> Residence
- Conditional Use Permit  Determination of Merger
- Variance (Class )/Minor Variance  Agreements
- Site Plan Review/Occupancy Permit  ALCC/RLCC
- No Shoot/Dog Leash Law Boundary  Other \_\_\_\_\_
- General Plan Amendment/Specific Plan/SP Amendment)
- Time Extension for \_\_\_\_\_

**DESCRIPTION OF PROPOSED USE OR REQUEST:**

**CEQA DOCUMENTATION:**  Initial Study  PER  N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. **Attach Copy of Deed, including Legal Description.**

LOCATION OF PROPERTY: \_\_\_\_\_ side of \_\_\_\_\_  
 between \_\_\_\_\_ and \_\_\_\_\_  
 Street address: \_\_\_\_\_

APN: \_\_\_\_\_ Parcel size: \_\_\_\_\_ Section(s)-Twp/Rg: S \_\_\_\_ - T \_\_\_\_ S/R \_\_\_\_ E

ADDITIONAL APN(s): \_\_\_\_\_

I, \_\_\_\_\_ (*signature*), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Owner (Print or Type)	Address	City	Zip	Phone
Applicant (Print or Type)	Address	City	Zip	Phone
Representative (Print or Type)	Address	City	Zip	Phone

**CONTACT EMAIL:**

**OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)**

Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
PER/Initial Study No.:	Fee: \$
Ag Department Review:	Fee: \$
Health Department Review:	Fee: \$
Received By: _____ Invoice No.:	TOTAL: \$

**UTILITIES AVAILABLE:**

WATER: Yes  / No   
 Agency: \_\_\_\_\_

SEWER: Yes  / No   
 Agency: \_\_\_\_\_

**STAFF DETERMINATION:** This permit is sought under Ordinance Section:

Sect-Twp/Rg: \_\_\_\_ - T \_\_\_\_ S/R \_\_\_\_ E

Related Application(s): \_\_\_\_\_

APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

Zone District: \_\_\_\_\_

APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

Parcel Size: \_\_\_\_\_

APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

over.....

**Legend**



SubjectProperty

MICHELLE

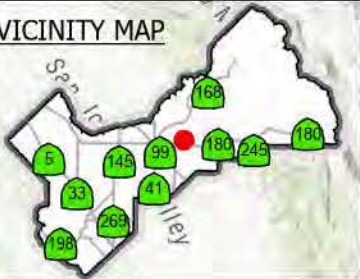
GREENWOOD

MCKINLEY

ACADEMY

SUBJECT PROPERTY

**VICINITY MAP**



BELMONT

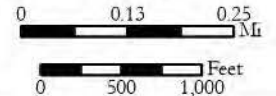


# LOCATION MAP








## VA4191

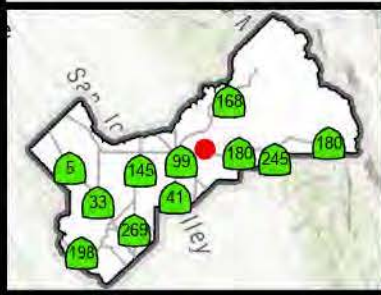
## 2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : mdo  
On Date : 7/1/2025



**Legend**

-  Subject Property
-  C6
-  CM
-  AE20
-  AL20
-  M1
-  RR

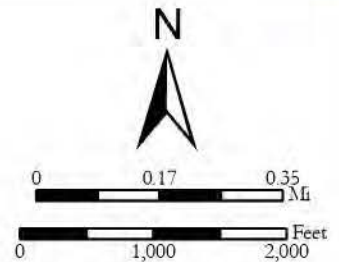


# Existing Zoning Map



VA4191  
STR 35# - 13S / 22E

2025

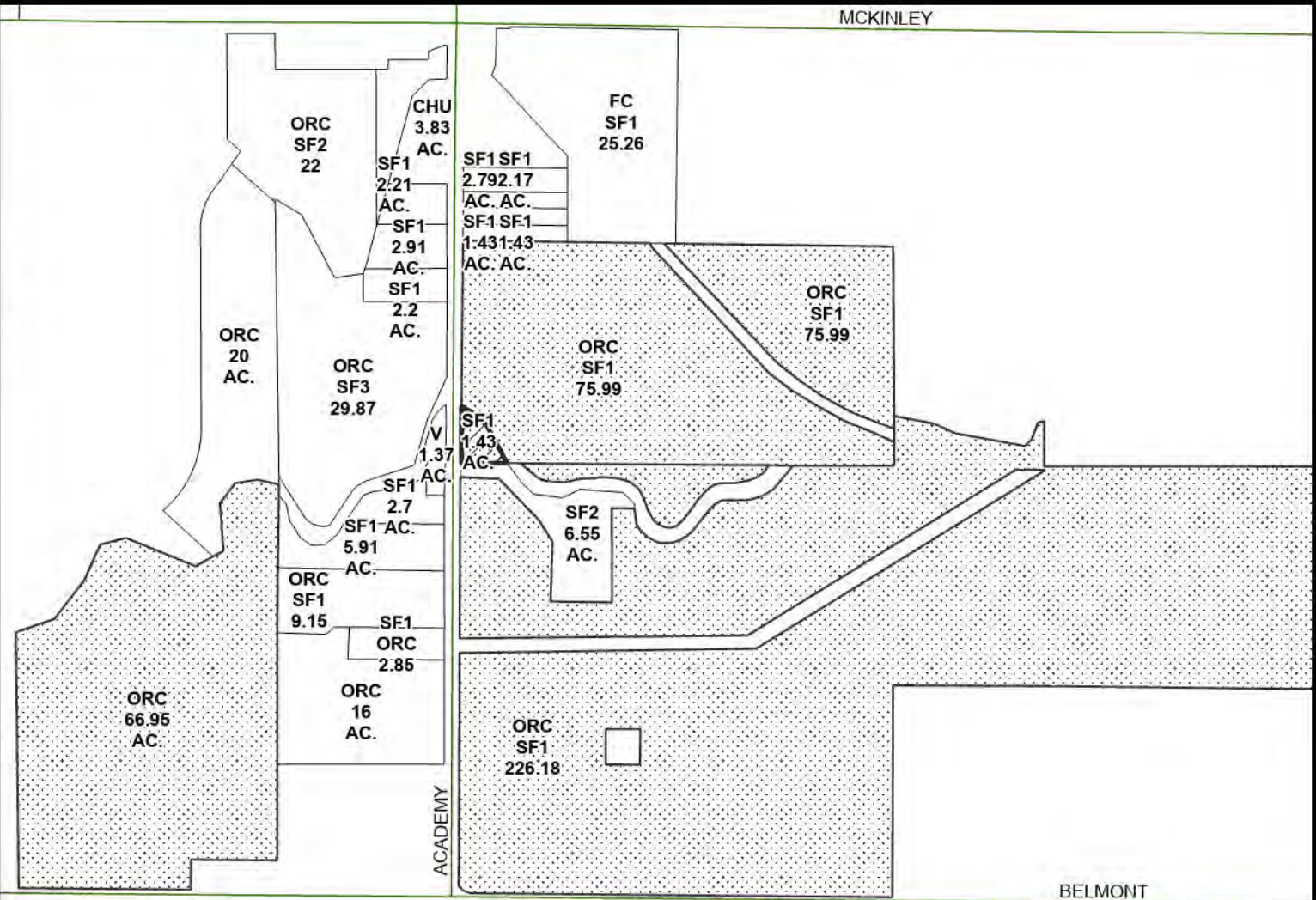
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : mdo  
On Date : 7/1/2025



**LEGEND:**

-  Subject Property
-  Ag Contract Land

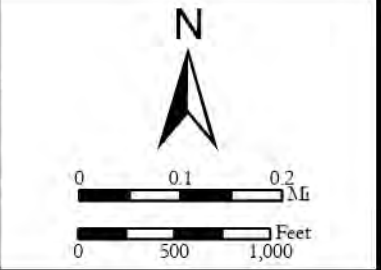
LEGEND
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDE
CHU - CHURCH
FC - FIELD CROP
V - VACANT






# Existing Land Use Map

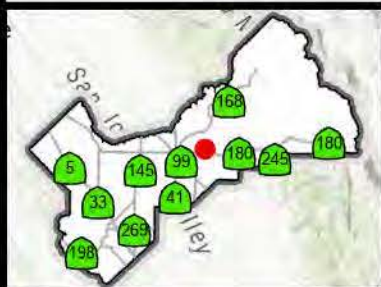
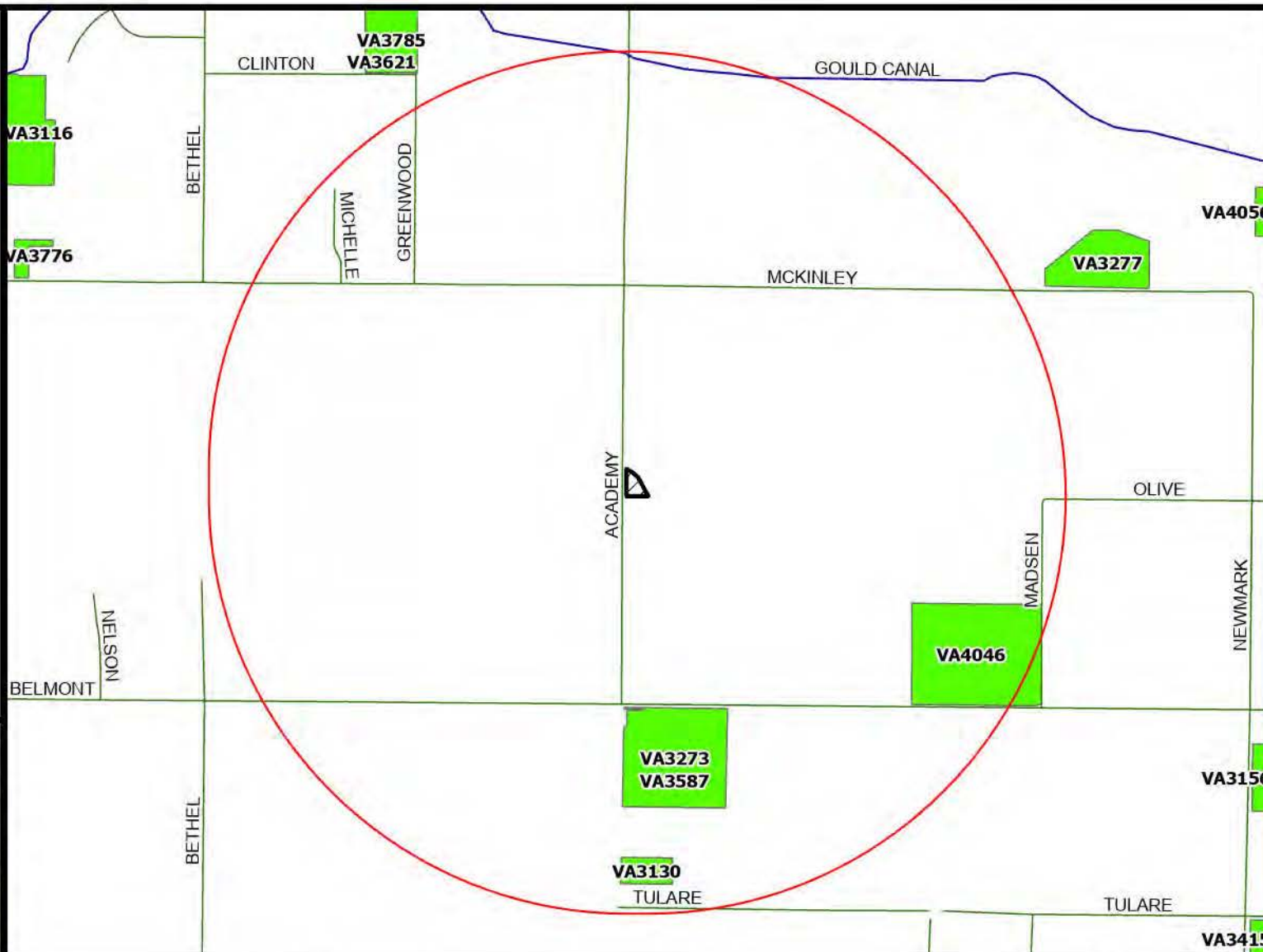
## VA4191 | 2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : mdo  
 On Date : 7/1/2025



**Legend**

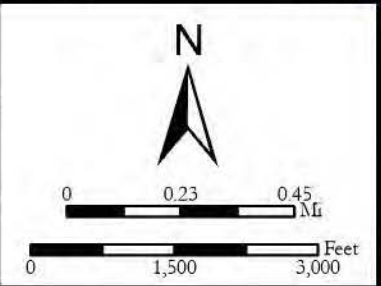
-  Mile Buffer
-  Subject Property
-  LU Permits



# Proximity Map

**VA4191** | **2025**

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : mdo  
On Date : 7/1/2025



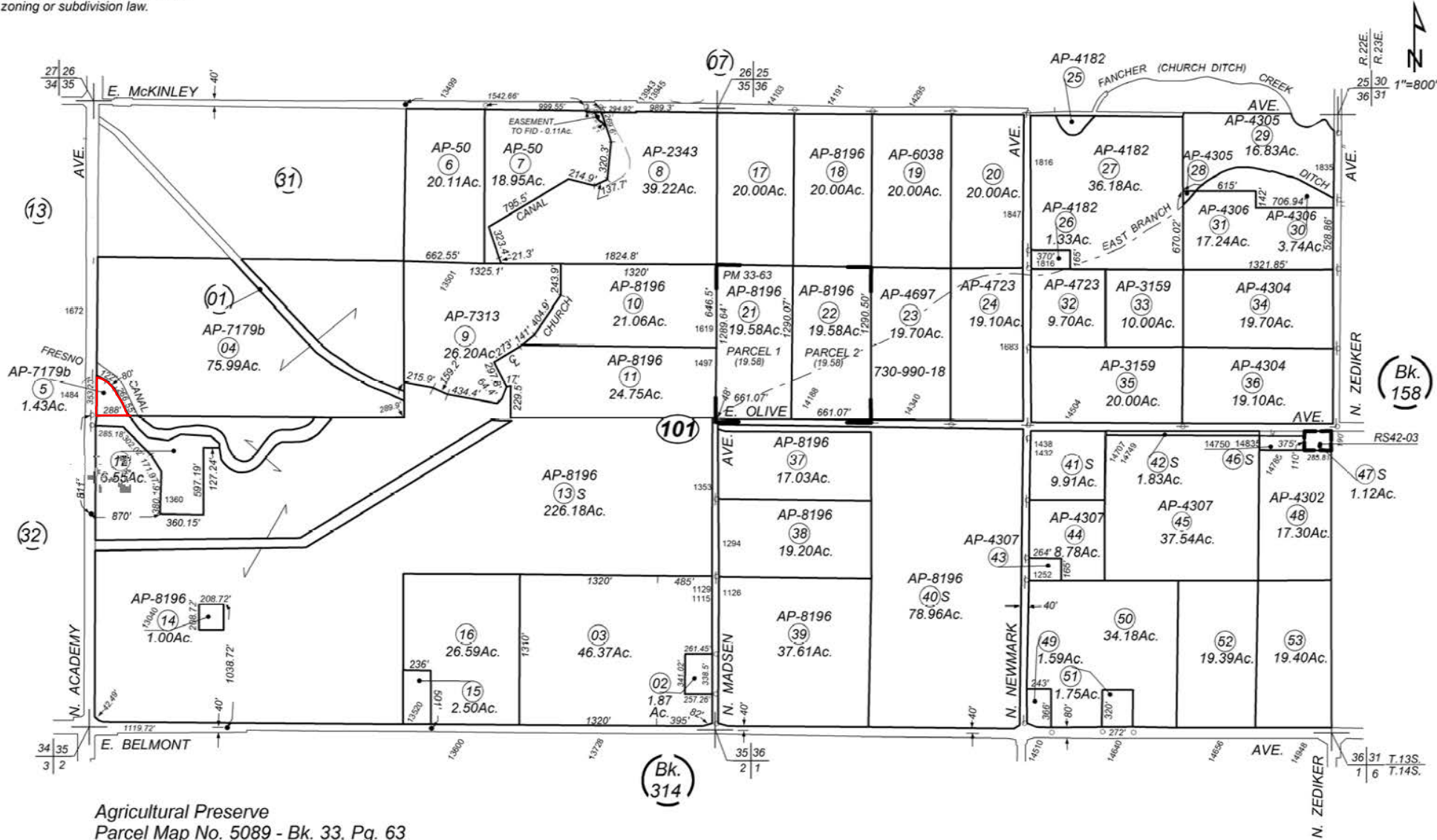
-NOTE-

This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SEC. 35 & 36, T.13S., R.22E., M.D.B.&M.

Tax Rate Area  
71-000  
71-023

309-10



Agricultural Preserve  
Parcel Map No. 5089 - Bk. 33, Pg. 63  
Record of Survey - Bk. 42, Pg. 03

Assessor's Map Bk.309 - Pg.10  
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

**Operational Statement**  
Larry Weber Variance Application

<b>Applicant:</b>	Larry Weber 1484 N Academy Ave Sanger, CA 93657
<b>Representative:</b>	Precision Civil Engineering, Inc.
<b>APN(s):</b>	309-101-05
<b>Location:</b>	1484 N Academy Ave, Sanger, CA 93657
<b>Zone District:</b>	AE-20 (Agricultural Exclusive, 20-acre)
<b>General Plan Land Use Designation:</b>	Agriculture
<b>Existing Use:</b>	Single-family residence
<b>Proposed Use:</b>	Single-family residence and accessory garage structure
<b>Project Description</b>	<p>The Variance application pertains to approximately 1.43 acres of property located on the east side of North Academy Avenue between East McKinley and Belmont Avenues. The applicant proposes to construct a 40-foot by 60-foot accessory storage building on the subject property with a 15-foot front-yard setback. The Variance proposes to reduce the front-yard setback in the specified location identified on the corresponding site plan to support construction of a proposed accessory building on the property. The Variance is submitted pursuant to Chapter 860.5 – Variance/Minor Deviations of the Fresno County Zoning Ordinance, and the required Variance findings are as follows:</p> <p><b>1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification;</b></p> <p>The subject property is unique due to its irregular triangle shape, which is a direct result of its proximity to a Fresno Irrigation District canal. This shape significantly limits the buildable area and makes it difficult to comply with the standard 35-foot front-yard setback requirement for structures. Unlike other properties in the vicinity that are much larger or have more rectangular shapes, this property faces unique spatial constraints that do not apply to surrounding properties. The canal essentially reduces the amount of usable land on the property, thus</p>

creating exceptional circumstances that justify a deviation from the standard setback.

- 2. The Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification;**

Without the requested variance, the applicant would be deprived of the ability to use the property in a similar manner to other landowners in the vicinity. The placement of the shed at the proposed 15-foot setback would allow the applicant to utilize the property to its fullest extent while keeping the rural appeal. The irregular shape of the lot, due to the canal, limits the property owner's ability to build in a manner consistent with the intended use of the land, and this variance is necessary to restore a reasonable and practical use of the property.

- 3. The granting of the Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located;**

The proposed structure will be placed within the applicant's own property lines, and the 15-foot front-yard setback is still sufficiently distanced from the public right-of-way and surrounding properties to ensure no material effect or detriment. Additionally, the structure will not interfere with traffic or the natural, rural environment of the area. The location of the structure does not impose any hazard or inconvenience on neighboring properties or the community. The property's irregular triangle shape and proximity to the canal make this variance necessary for effective use of the land without any negative impact on surrounding property values, public safety, or infrastructure.

- 4. The granting of the Variance will not be contrary to the objectives of the General Plan.**

The Fresno County General Plan encourages the efficient use of land while maintaining and preserving rural character. The requested variance would allow the applicant to make reasonable use of the property while

maintaining the overall character of the surrounding area. By granting the variance, the property owner would be able to build the structure without compromising the rural, residential nature of the surrounding neighborhood. The variance would not interfere with surrounding agricultural activities or hinder the broader goals of the General Plan, which seeks to accommodate residential uses in a balanced way with agricultural zoning. Furthermore, the General Plan designates this section of the street as a scenic drive, emphasizing the preservation of visual aesthetics and the rural character of the area. The applicant intends to preserve existing trees along the street frontage to effectively shield the proposed structure from public view, ensuring that the visual impact on the scenic drive remains minimal. By maintaining these trees, the applicant is taking proactive steps to protect the viewshed and preserve the natural aesthetics of the area.

Applicable General Plan Goals & Policies:

- Policy LU-A.3 – Special Agricultural Uses  
The County may allow by discretionary permit in areas designated Agriculture, special agricultural uses and agriculturally-related activities, including value-added processing facilities, and certain non-agricultural uses. Approval of these and similar uses in areas designated Agriculture shall be subject to the following criteria:
  - A. The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics
  - B. The use should not be sited on productive agricultural lands if less productive land is available in the vicinity
  - C. The operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one-quarter (1/4) mile radius...
  
- Goal OS-K – To conserve, protect, and maintain the scenic quality of Fresno County and discourage development that degrades areas of scenic quality.
  
- Policy OS-K.4 – Incorporating Scenic Features

The County should require development adjacent to scenic areas, vistas, and roadways to incorporate natural features of the site and be developed to minimize impacts to the scenic qualities of the site.

- Policy OS-L.5 – Ornamental Tree Preservation

The County road improvement projects involving designated scenic roadways shall be constructed to insure that consideration is given to preservation of ornamental trees consistent with public safety standards and accepted road design.

The Project is consistent with these General Plan goals and policies because it proposes to minimize impacts to the scenic qualities of the site and surrounding area by maintaining the existing trees that will shield the proposed structure from view. Approval of the secondary structure would allow indoor storage of vehicles (boats, cars, etc.) on the site which is adjacent to a designated scenic road. Furthermore, the non-agricultural related structure will not be placed on productive agricultural land and will not have a detrimental impact on water resources or use or management of surrounding properties.



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PROJECT TITLE: PROPOSED STEEL BUILDING  
SHEET DESCRIPTION: SITE PLAN  
CITY OF: SANGER COUNTY OF: FRESNO

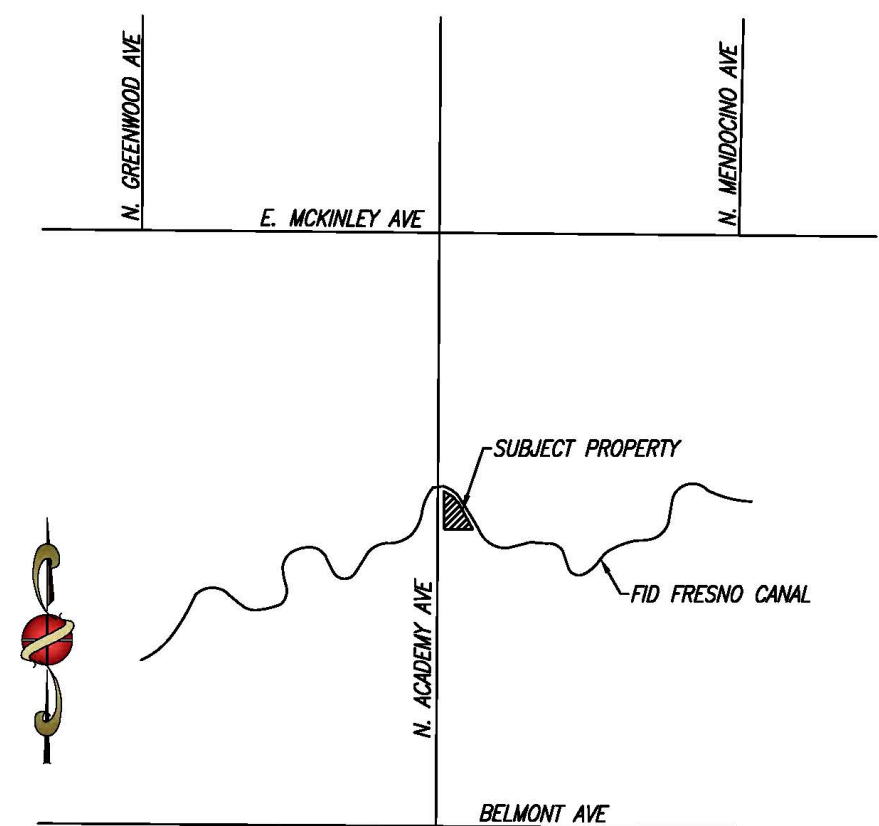
PREPARED FOR:  
LARRY WEBER  
1484 N. ACADEMY AVE.  
SANGER, CA 93657  
(559) 907-9072

REVISIONS

DRAWN BY: JEM  
CHECKED BY: LR  
DATE: 6/9/2025

SHEET NUMBER:  
1 OF 1

JOB NUMBER:  
25-067



VICINITY MAP

NOT TO SCALE

**SITE INFORMATION**

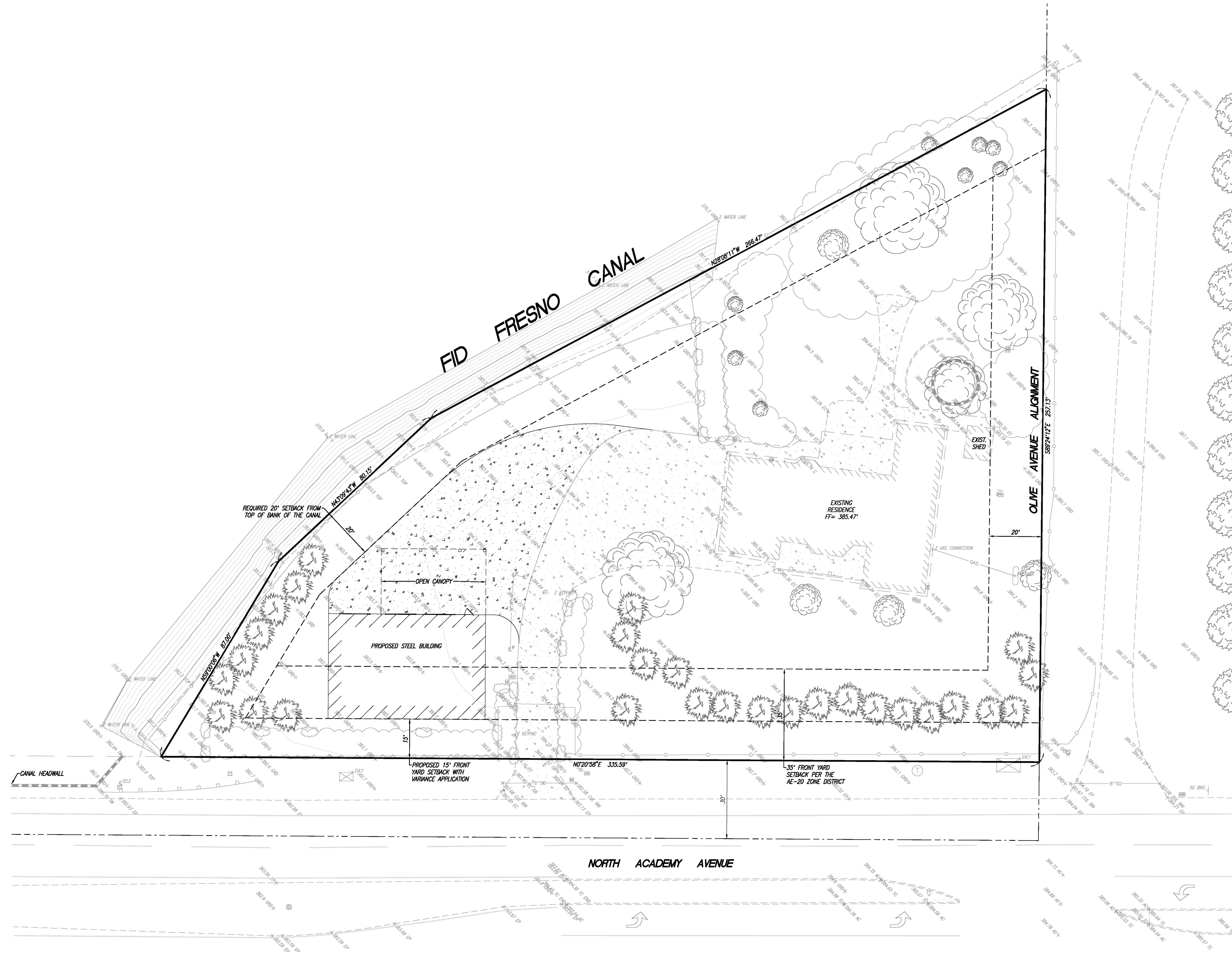
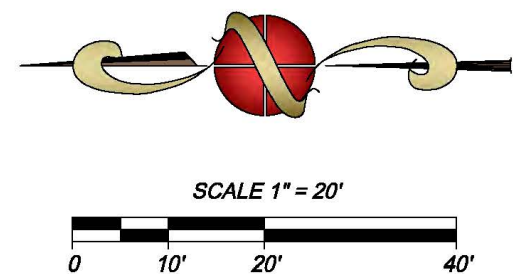
ADDRESS 1484 N. ACADEMY AVENUE  
SANGER, CA 93657  
APN 309-101-05  
ZONING AE-20  
GENERAL PLAN LAND USE DESIGNATION AGRICULTURE  
LOT SIZE 1.21 ACRES

**LEGEND**

- PROPERTY BOUNDARY
- - - SECTION LINE
- - - CHAINLINK FENCE
- - - WROUGHT IRON FENCE
- - - 8" W/M WATER LINE, SIZE AS NOTED
- - - 18" S/D STORM DRAIN LINE, SIZE AS NOTED
- - - GAS LINE, SIZE AS NOTED
- - - BLOCK WALL
- - - EXISTING GRADE
- - - SIGN
- - - MAILBOX
- - - UNDERGROUND UTILITY MARKER
- - - ELECTRICAL METER
- - - ELECTRICAL VAULT
- - - TELEPHONE RISER
- - - TELEPHONE MANHOLE
- - - CABLE PULL BOX
- - - IRRIGATION PULL BOX
- - - HOSE BIB
- - - WATER WELL
- - - STORM DRAIN GRATE
- - - BUSHES/TREELINE
- - - DECIDUOUS TREE
- - - EVERGREEN TREE
- - - ORANGE TREE
- - - BUILDING
- - - CONCRETE
- - - PROPOSED BUILDING
- - - PROPOSED CONCRETE
- - - PROPOSED SETBACK LINE

**ABBREVIATIONS**

- AC ASPHALT CONCRETE
- BULKW BLOCK WALL
- C CONCRETE
- CUL CULVERT
- EC EDGE OF CONCRETE
- EP EDGE OF PAVEMENT
- EVL ELECTRICAL VAULT
- FF FINISHED FLOOR
- FID FRESNO IRRIGATION DISTRICT
- GB GRADE BREAK
- GRD GROUND
- TC TOP FACE OF CURB
- TW TOP OF WALL
- TOP TOP OF SLOPE



P:\CIVIL\_3D\_PROJECTS\2025\25-067\PRODUCTION\DRAWINGS\CIVIL\25-067 SITE PLAN.DWG 6/9/2025 1:28:23 PM



NORTH



SOUTH



EAST



WEST