



County of Fresno

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

DATE: September 18, 2024

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
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: Attn: James Anders,
Principal Planner
Development Services and Capital Projects, Current/Environmental
Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, Attn:
Mohammad Khorsand, Senior 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 Haagenon, Principal Staff Analyst
Resources Division, Attn: Daniel Amann, Interim Division Manger
Resources Division, Special Districts, Attn: Christopher Bump, Principal
Staff Analyst,
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;
Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com
Fresno County Fire Protection District, Attn: FKU.Prevention-Planning@fire.ca.gov
City of Fresno, Attn: Georgeanne White, City Manager
City of Fresno, Public Utilities Department, Attn: Brock Buche, Director
City of Fresno, Public Works Department, Attn: Scott Mozier, Director; Andrew
Benelli, Assistant Director of Public Works; Israel Trejo/ Sophia Pagoulatos,
Planning Manager
City of Fresno, Planning and Development, Attn: Jennifer Clark, Director

City of Fresno, Traffic Operations Department, Attn: Jill Gormley, Traffic Operations
and Planning Manager
City of Fresno, Planning and Development, Attn: Rob Halt, Supervising Planner
City of Fresno, Land Planning and Subdivision Section, Attn: Harmanjit Dhaliwal,
Licensed Engineer Manager

FROM: Alyce Alvarez, Planner
Development Services and Capital Projects Division

SUBJECT: Variance Application No.4169

APPLICANT: Elvia Lopez, CVEAS Inc.

DUE DATE: **October 3, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a reduction in the property development standards to allow the creation of three substandard parcels (Parcel No. 1 [1.05-acres], No. 2 [1.05-acres], and No. 3 [4.01-acres]) from two existing 2.92-acre parcels. Parcel No. 1 and No. 2 will be substandard in size and frontage lot width and Parcel No. 3 will be substandard in frontage lot width and lot depth-to-width ratio in excess of 4 to 1. The subject parcels are located within the R-R (Rural Residential) Zone District.

The subject parcels are located on the south side of West Ashlan Avenue, approximately 920 feet from the intersection with North Hayes Avenue, southerly adjacent from the City of Fresno. (APN: 512-050-78, 41 & 42) (6149 W. Ashlan Ave.) (Sup. Dist. 1).

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **October 3, 2024**. 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, Alyce Alvarez, 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) 600-9669, or email alyalvarez@fresnocountyca.gov

AA
G:\4360Devs&Pln\PROJSEC\PROJDOCS\VA\4100-4199\4169\Routing\VA 4169 Routing Ltr.doc

Activity Code (Internal Review): 2377

Enclosures

TENTATIVE PARCEL MAP No.

BEING A PORTION OF LOT 13 OF THE MAP OF DUNCAN TRACT IN SECTION 21, TOWNSHIP 13 SOUTH, RANGE 19 EAST MOUNT DIABLO BASE AND MERIDIAN AS RECORDED IN BOOK 3 OF RECORD OF SURVEYS AT PAGE 49 FRESNO COUNTY RECORDS CONSISTING OF ONE SHEET SEPTEMBER 2023

BASIS OF BEARINGS:

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21 TAKEN TO BE SOUTH 00°02'08" WEST PER RECORD OF SURVEY FILED IN BOOK 48, PAGE 39, F.C.R.

LEGAL OWNER:

OWNER: SUKHINDER K. ROMANA
OWNER ADDRESS: 6149 W. ASHLAN AVENUE, FRESNO, CA, 93722

LEGAL DESCRIPTION

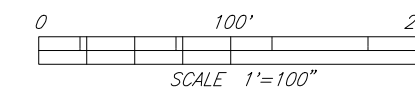
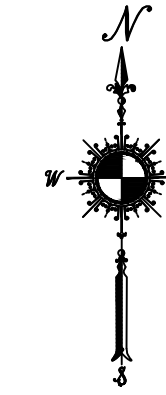
THE NORTH 335 FEET OF THE EAST 130 FEET OF THE WEST 396 FEET OF LOT 1 DUNCAN TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3, PAGE 38 OF RECORDS OF SURVEYS, FRESNO COUNTY RECORDS.

TOGETHER WITH THE EAST 198 FEET OF THE WEST 396 FEET OF LOT 1 OF DUNCAN TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3, PAGE OF RECORDS OF SURVEYS, FRESNO COUNTY RECORDS.

APN: 311-050-78

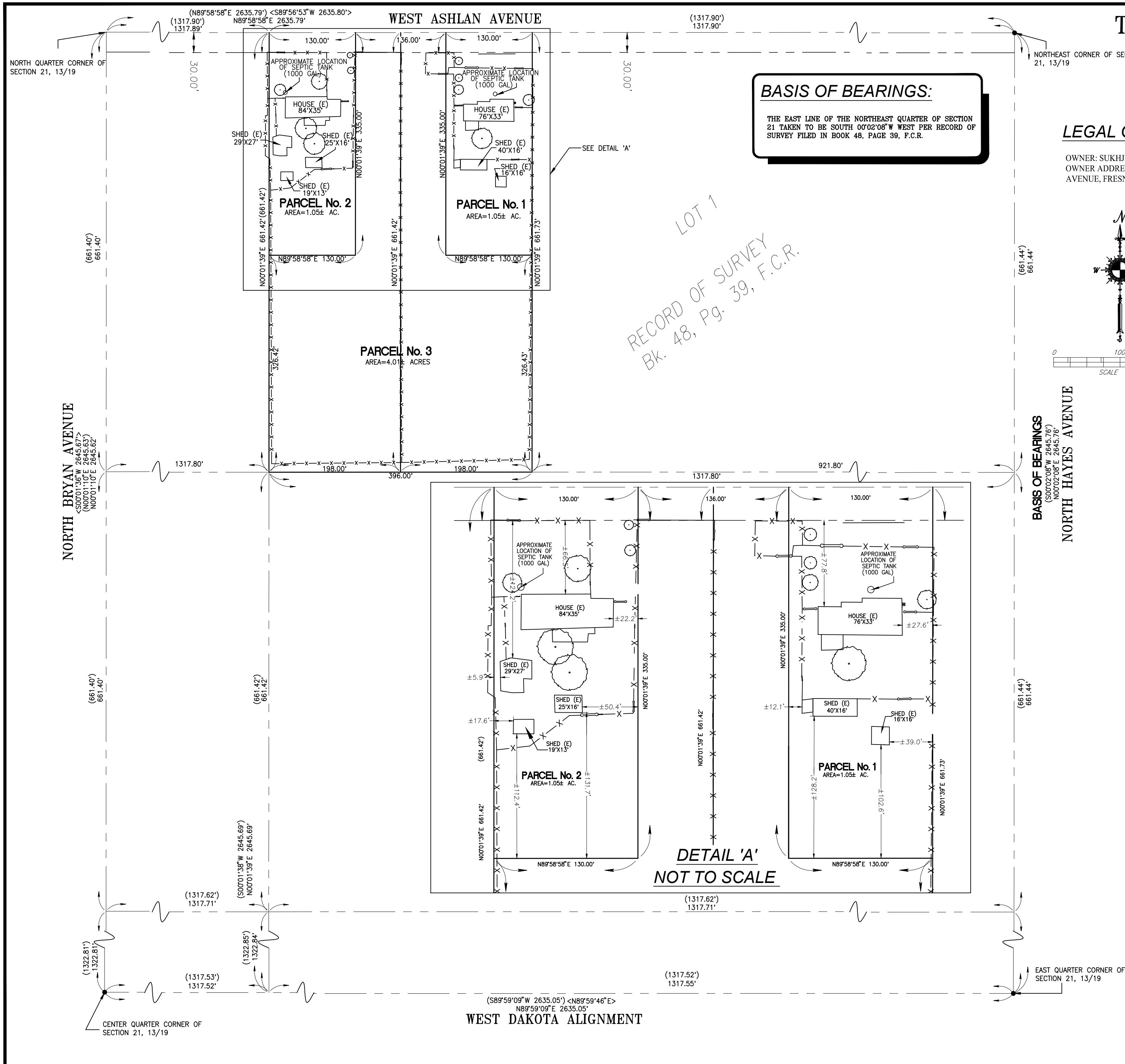
PROPERTY INFORMATION:

APN: 311-050-78 SITE ADDRESS: 6149 W ASHLAN AVE. FRESNO, CA 93723
EXISTING ZONING: RR- RURAL RESIDENTIAL
PROPOSED USE: RESIDENTIAL



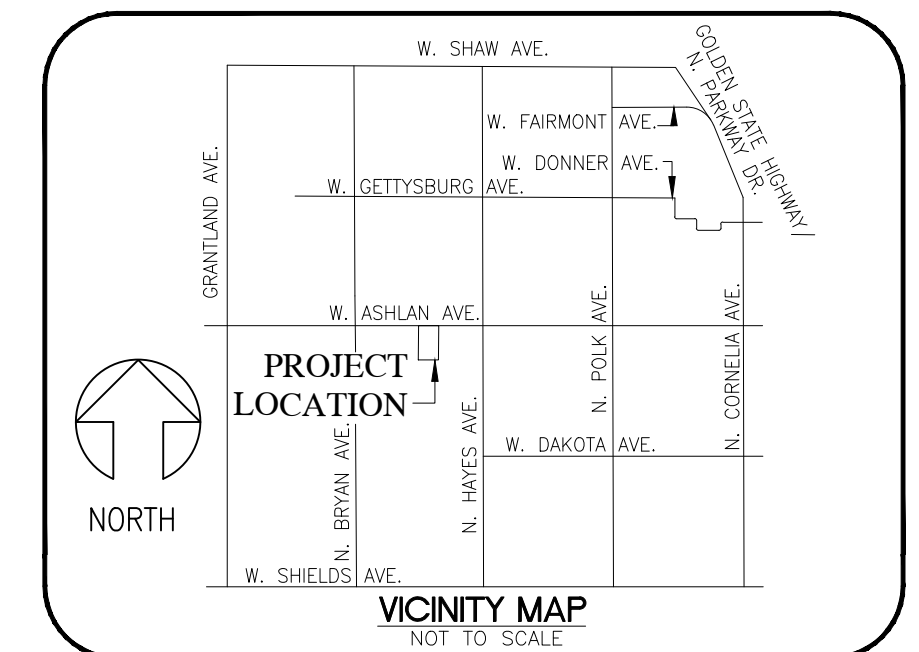
BASIS OF BEARINGS:
(S00°02'08" W 2645.76')
(N00°02'08" E 2645.76')
NORTH HAYES AVENUE

LOT 1
RECORD OF SURVEY
Bk. 48, Pg. 39, F.C.R.

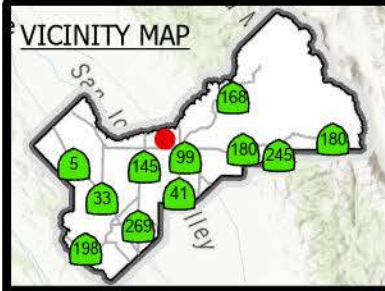
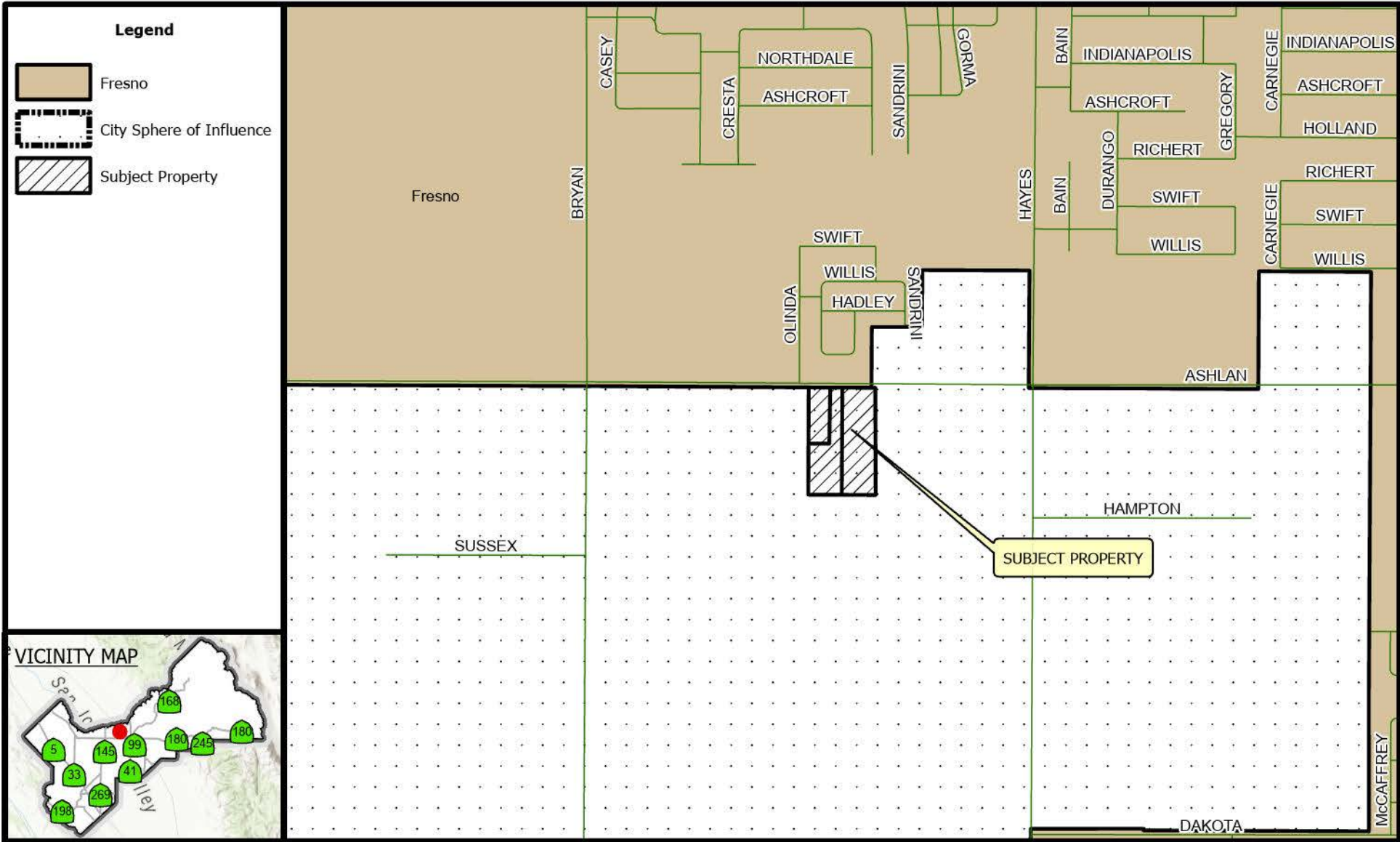


LEGEND:

- MONUMENTS FOUND AND ACCEPTED AS DESCRIBED OR AS NOTED.
- SET 3/4"X30" IRON PIPE, DOWN 1', TAGGED P.L.S. 8719 UNLESS NOTED OTHERWISE
- () RECORD DATA PER RECORD OF SURVEY MAP FILED IN BOOK 48 OF RECORD OF SURVEYS AT PAGE 39, F.C.R.
- < > RECORD DATA PER PARCEL MAP NO. 6924 FILED IN BOOK 46 OF PARCEL MAPS AT PAGE 33, F.C.R.
- INDICATES SUBJECT PARCEL BOUNDARY
- - - INDICATES SECTION LINES OR SECTIONAL BREAKDOWN LINES
- - - INDICATES RIGHT-OF-WAY
- C.R. CORNER RECORD
- F.C.R. FRESNO COUNTY RECORDS
- CALC CALCULATED FROM RECORD
- DISTANCES NOT MONUMENTED ARE CALCULATED



CVEAS CENTRAL VALLEY ENGINEERING AND SURVEYING 2511 LOGAN STREET SELMA, CA 93662 WWW.CVEAS.COM <small>CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION • CUSTOM HOME DESIGN COMMERCIAL BUILDING DESIGN • PLANNING & PROJECT MANAGEMENT</small>	DATE OF SURVEY	07/19/2023
	JOB NO.	23044MX
	DRAWN BY	S.S.
	DRAWING NAME	TENT. MAP
	CHECKED BY	N.S.
	DATE	9/08/2023
REV1		
REV2		

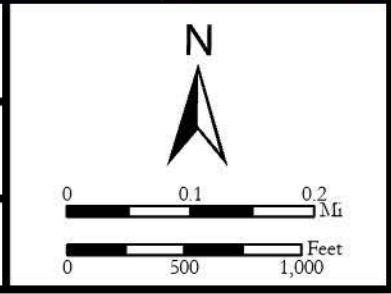


LOCATION MAP

VA4169

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 9/18/2024



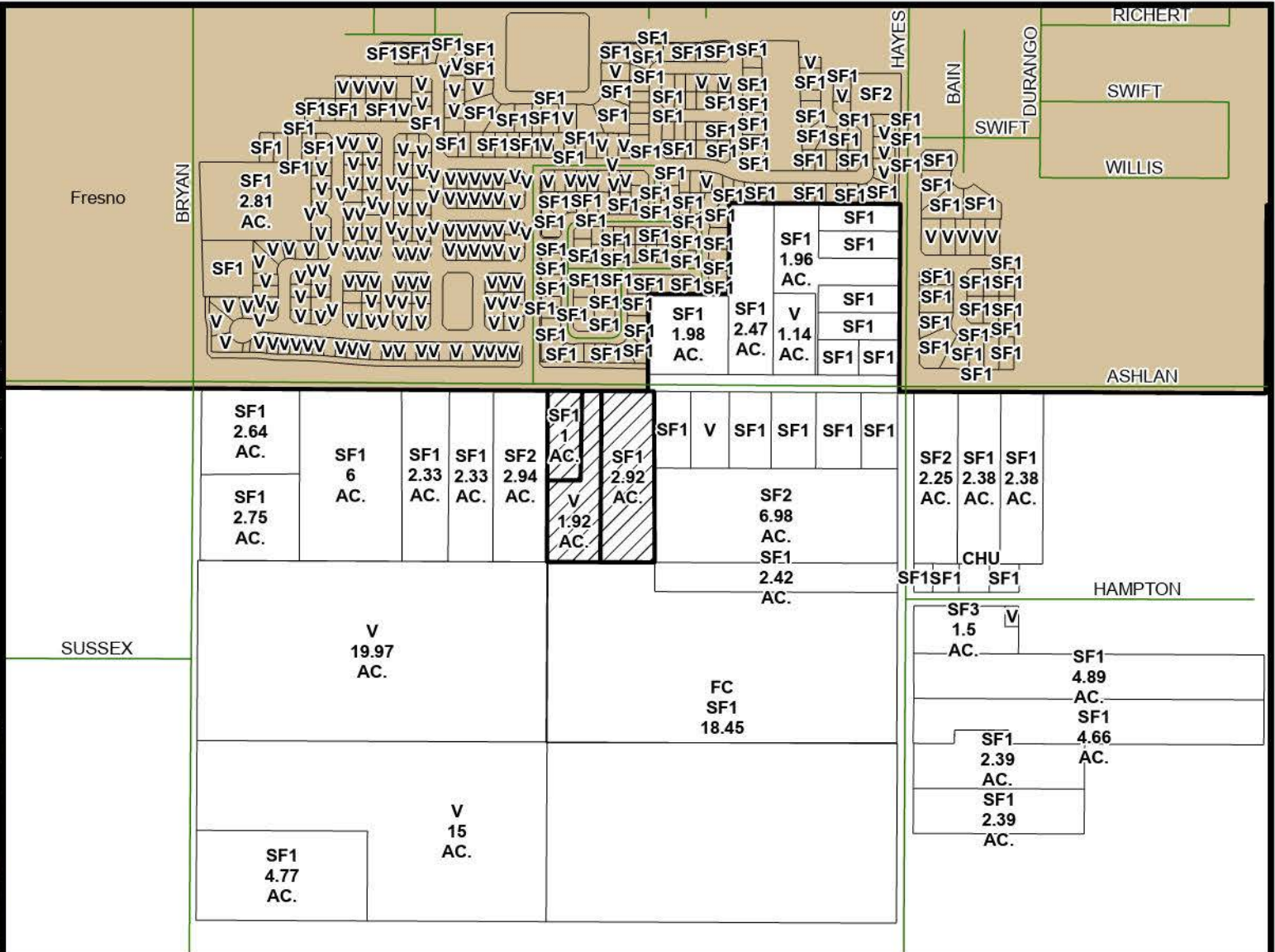
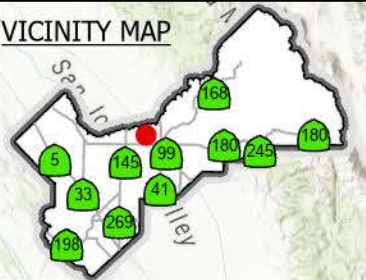
LEGEND:

 Subject Property

LEGEND

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

VICINITY MAP

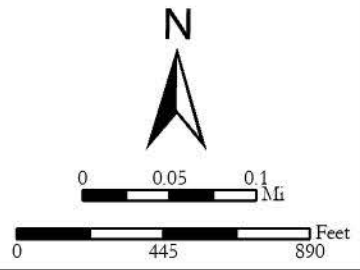


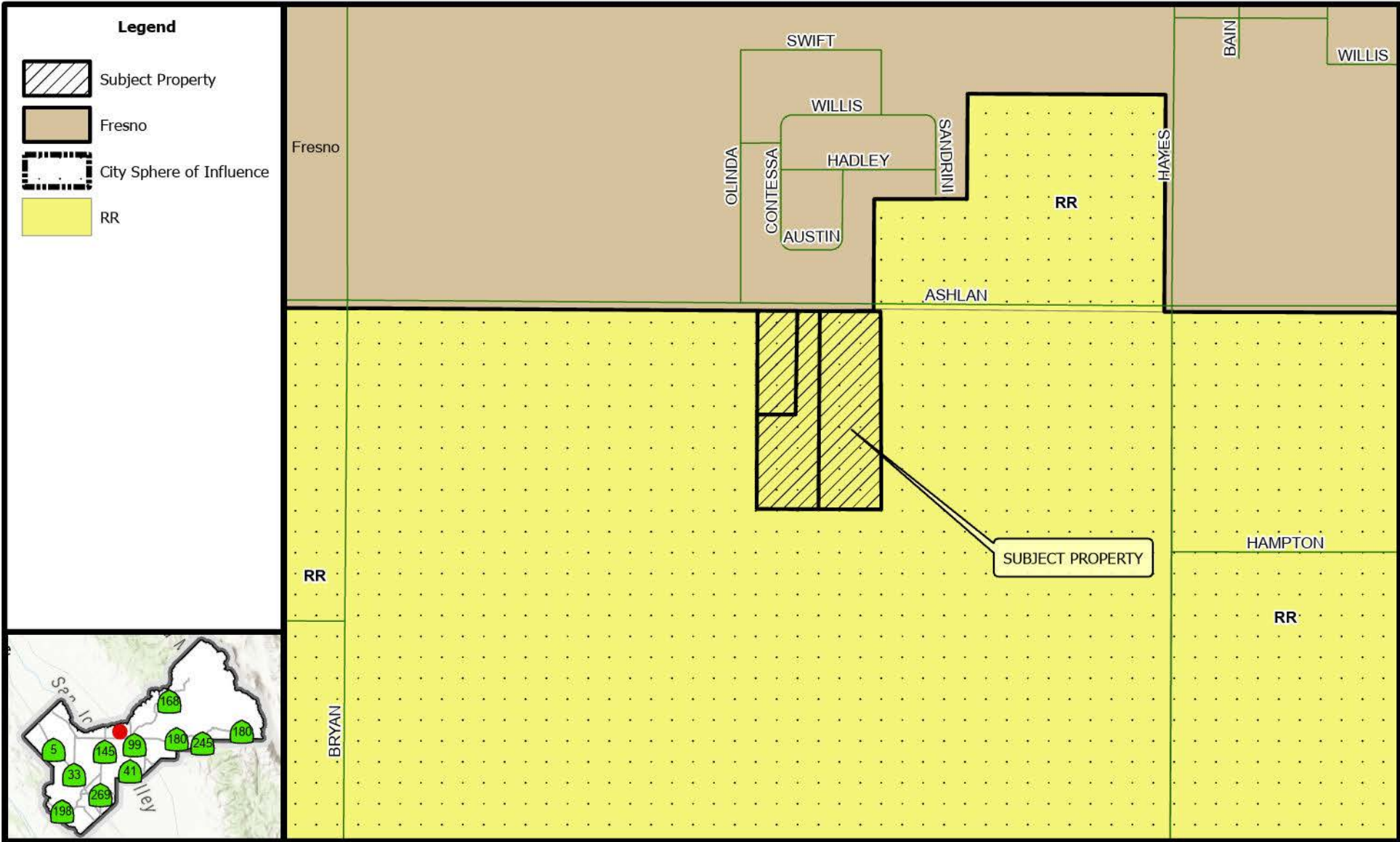
Existing Land Use Map

VA4169





2024

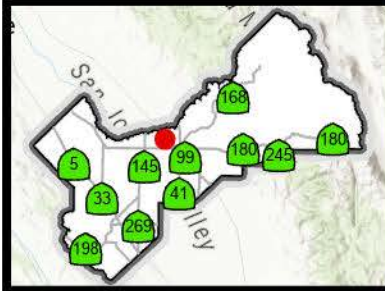
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 9/18/2024





Legend

-  Subject Property
-  Fresno
-  City Sphere of Influence
-  RR

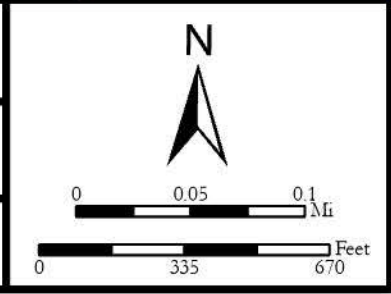


Existing Zoning Map

VA4169
STR 21- 13S / 19E

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 9/18/2024



-NOTE-

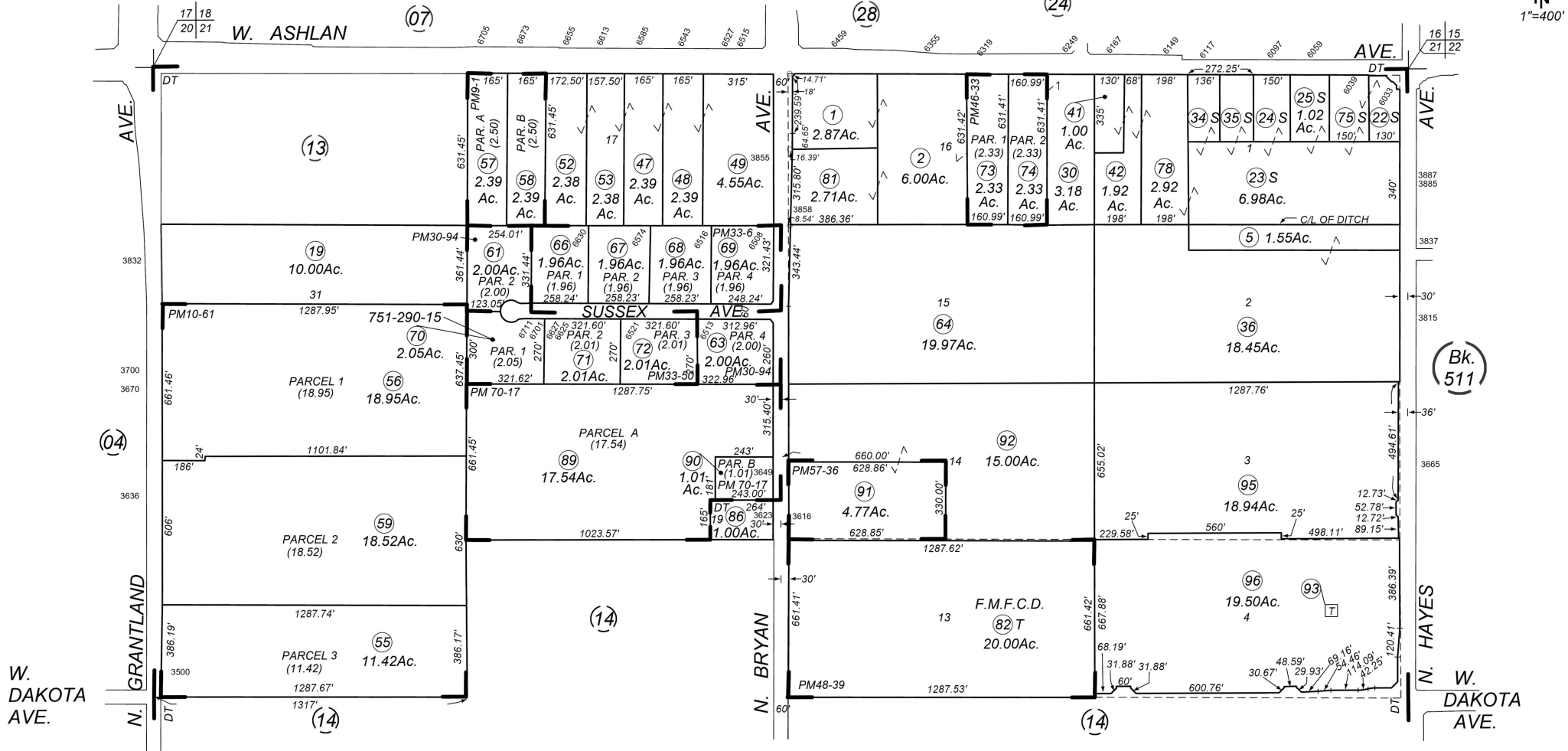
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND IN PAR. SEC. 21, T. 13 S., R. 19 E., M.D.B. & M.

Tax Rate Area

62-015
62-021

512-05



Duncan Tract - R.S. Bk. 3, Pg. 38
Parcel Map No. 1588 - Bk. 9, Pg. 1
Parcel Map No. 1771 - Bk. 10, Pg. 61
Parcel Map No. 4427 - Bk. 30, Pg. 94
Parcel Map No. 5165 - Bk. 33, Pg. 6

Parcel Map No. 5164 - Bk. 33, Pg. 50
Parcel Map No. 6924 - Bk. 46, Pg. 33
Parcel Map No. 8021 - Bk. 70, Pgs. 17 & 18
Record of Survey - Bk. 48, Pg. 39
Record of Survey - Bk. 57, Pg. 36

Assessor's Map Bk. 512 - Pg. 05
County of Fresno, Calif.

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

Variance Findings for Pre-App 23-008044

January 15, 2024

Project Description: Variance to allow the split of 1 Acre from existing 2.92 acer parcel APN: 512-050-78 and remainder to be merged to APN: 512-050-42(neighboring parcel). Parcels located within the RR-Rural Residential Zone District.

These are the Variance Findings:

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.

The extraordinary circumstances applicable to the subject property involved which do not apply to the other properties in the vicinity having the same zoning classification is that the owner of the subject property also owns the adjacent neighboring properties.

2. Such 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.

Granting this variance is necessary for the enjoyment of the property and that of the owner as reducing the number of parcels is necessary to enable more efficient use of the parcels. New parcel line configuration will be more in-line with the existing physical conditions of the land like the neighboring one-acre parcels.

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.

Nothing within the existing parcel or adjacent property is going to change in terms of uses or operation. Approval of variance will simply adjust existing lot lines to follow the existing operation more accurately than the previous lot lines. As a result, since it is anticipated that the proposed property configuration is going to be in line with and accommodate the existing uses, these proposed parcels will have no adverse effect on the abutting or neighboring properties.

The future planning is residential land and with Fresno County, the zoning continues to remain the same, all setbacks will match per county standard.

4. The granting of such a variance will not be contrary to the objectives of the General Plan.

The proposed parcels is allowable under the current county code, with an approved variance. The proposed adjustment will not affect the existing use of the site, which is already consistent with the General Plan. The general planning will consist of the city neighboring zoning.

If you have any questions, please do not hesitate to contact me at (559) 891-8811

Sincerely,



Kulwant Romana, owner

1/18/2024

Variance Application (Romana): 6149 W. Ashlan Ave – Application Number: 23-008044

South View- facing West



South View- facing East



South View – facing North



South/ East Corner – facing East



Southeast Corner – facing South



Southeast Corner – facing West



Southeast Corner- facing North



Northeast Corner – facing East



Northeast Corner – Facing west – (Ashlan Ave Road)





North – Facing South



Standing North facing east



Northwest side facing west





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., 6th 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
Amendment to Text
Conditional Use Permit
Variance (Class)/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment
Time Extension for
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

Variance to split one acre from existing 2.92 acre parcel and merge remainder to adjacent 2.92 acre parcel.

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: South side of Ashlan Ave.
between N. Bryan Ave. and N. Hayes Ave.
Street address: 16149 W. Ashlan Ave

APN: 512-050-78 Parcel size: 2.92 Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s): 512-050-42, 2.92 Acres

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
Kulwant S. Romana 16149 W. Ashlan Ave. Fresno 93723 (551) 847-7911
Applicant (Print or Type) Address City Zip Phone
CVEAS, INC 2511 Logan St. Selma 93662 (551) 891-8811
Representative (Print or Type) Address City Zip Phone
Elvia Lopez " (551) 891-8811 ex 1016

CONTACT EMAIL: elopez@cveas.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Table with columns for Application Type / No., Fee, and TOTAL \$.

UTILITIES AVAILABLE:

WATER: Yes [X] / No []
Agency: Private well
SEWER: Yes [X] / No []
Agency: Septic Tank

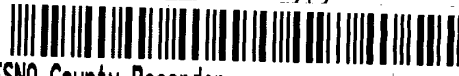
STAFF DETERMINATION: This permit is sought under Ordinance Section:

Related Application(s):
Zone District:
Parcel Size:

Sect-Twp/Rg: - T S/R E
APN # - -
APN # - -
APN # - -
APN # - - over.....

RECORDING REQUESTED BY:
United Capital Title
ORDER NO.: 98060407
ESCROW NO.: 16060207-AH

AND WHEN RECORDED MAIL TO:
Sukhjinder K. Romana
6149 W. Ashlan Avenue
Fresno, CA 93722



FRESNO County Recorder
Robert C. Werner
DOC- 2006-0069113

Check Number 264387
Monday, APR 03, 2006 15:26:18
Ttl Pd \$12.00 Nbr-0002142374
RGR/R4/1-2

A.P.N. 311-050-78

(SPACE ABOVE THIS LINE IS FOR RECORDER'S USE)

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) that documentary transfer tax is \$.00 (County) \$.00 (City)
(X) computed on full value of property conveyed, or
() computed on full value less liens or encumbrances remaining at time of sale
(X) City of Fresno
(X) This conveyance is in dissolution of marriage by one spouse to the other. R & T § 11927.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sukhjinder
~~Sukhjinder~~ K. Romana and Kulwant S. Romana, Wife and Husband as Joint Tenants

hereby GRANT(S) to

Sukhjinder
~~Sukhjinder~~ K. Romana, an unmarried woman

the following described real property in the City of Fresno, County of Fresno, State of California:

Dated: March 20, 2006

Sukhjinder K. Romana
Sukhjinder K. Romana

Kulwant S. Romana
Kulwant S. Romana

Sukhjinder
STATE OF California

COUNTY OF Fresno

ON March 24, 2006 BEFORE me Gail Lindstrom Notary Public
(here insert name and title of the officer)

personally appeared Sukhjinder K. Romana and Kulwant S. Romana
~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature Gail Lindstrom



(This area for official notary seal)

ORDER NO.: 98060407

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, CITY OF FRESNO, COUNTY OF FRESNO, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 335 FEET OF THE EAST 130 FEET OF THE WEST 396 FEET OF LOT 1, DUNCAN TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3 PAGE 38 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.

TOGETHER WITH THE EAST 198 FEET OF THE WEST 396 FEET O LOT 1 OF DUNCAN TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3 PAGE 38 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.

ASSESSOR'S PARCEL NO. 311-050-78



Fresno County Recorder
Paul Dictos, CPA

2023-0045945

Recorded at the request of:
ERECORDING PARTNERS NETWORK

05/17/2023 10:30 29

Titles: 1 Pages: 3

Fees: \$17.00

CA SB2 Fees:\$0.00

Taxes: \$539.00

Total: \$556.00

RECORDING REQUESTED BY:

Fidelity National Title Company

**When Recorded Mail Document
and Tax Statement To:**

Sukhjinder K. Romana
Kulwant S. Romana and Sukhjinder K.
Romana, as Trustees of The Kulwant and
Sukhjinder Romana Trust
6167 W Ashlan Avenue and 512-050-42
Fresno, CA 93723

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FFOM-2012301412

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to
Documentary Transfer Tax.

Property Address: 6167 W Ashlan Avenue and
512-050-42,
Fresno, CA 93723

APN/Parcel ID(s): 512-050-41
512-050-42

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$539.00 and is computed on:
 the full value of the interest or property conveyed.
 the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Nicholas DeBenedetto, as Trustee of the Tony De Benedetto Revocable Living Trust AKA The DeBenedetto Family Trust and Nicholas DeBenedetto, as Trustee of the Declaration of Trust dated February 4, 1991 AKA The DeBenedetto Family Trust

hereby GRANT(S) to Kulwant S. Romana and Sukhjinder K. Romana, as Trustees of The Kulwant and Sukhjinder Romana Trust

the following described real property in the Unincorporated Area of the County of Fresno, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: 6167 W Ashlan Avenue and 512-050-42, Fresno, CA 93723

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 512-050-41
512-050-42

Dated: May 12, 2023

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Tony De Benedetto Revocable Living Trust AKA The DeBenedetto Family Trust

BY: Nicholas DeBenedetto
Nicholas DeBenedetto
Trustee

The Declaration of Trust dated February 4, 1991 AKA The DeBenedetto Family Trust

BY: Nicholas DeBenedetto
Nicholas DeBenedetto
Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Fresno

On 5/15/23 before me, L. Petersen, Notary Public,
(here insert name and title of the officer)

personally appeared Nicholas DeBenedetto,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

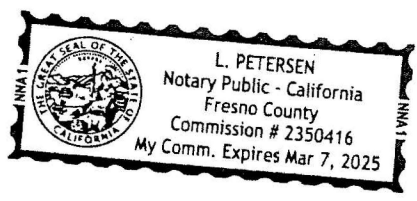


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 512-050-41 and 512-050-42

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE NORTH 335 FEET OF THE WEST 130 FEET OF LOT 1, DUNCAN TRACT, ACCORDING TO THE MAP THEREOF, RECORDED IN BOOK 3, PAGE 38 OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY. (AFFECTS 512-050-41)

THE WEST 198 FEET OF LOT 1 OF DUNCAN TRACT, AS PER MAP RECORDED IN BOOK 3, PAGE 38 OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY. EXCEPTING THEREFROM THE NORTH OF 335 OF THE WEST 130 FEET THEREOF. (AFFECTS 311-050-42).