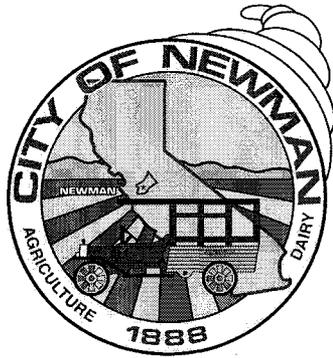




**AGENDA**  
**NEWMAN PLANNING COMMISSION**  
**REGULAR MEETING OF FEBRUARY 18, 2010**  
**CITY COUNCIL CHAMBERS, 7:00 P.M., 1200 MAIN STREET**

1. Call To Order.
2. Pledge Of Allegiance.
3. Roll Call.
4. Commission Reorganization.
  - a. Election Of Chairperson
  - b. Election Of Vice Chairperson
5. Approval Of The Agenda.
6. Approval Of Minutes From The January 21, 2010 Meeting.
7. Items From The Public.
8. New Business
  - a. Public Hearing  
Variance No. 10-01  
Applicant: Tom Lemas  
Description: Allow a 12' x 16' accessory building that would exceed lot coverage standards  
Location: The subject property is located at 726 Balsam Drive, approximately 600 feet north of Banff Drive, more specifically described as Assessor's Parcel Number (APN) 026-062-065.
9. Items From Commissioners.
10. Items From Director And Staff.
11. Adjournment.



**City of Newman**  
**City Manager's Office**  
**Memorandum**

**Date: February 11, 2010**  
**To: Planning Commission**  
**From: Michael E. Holland**

**Subject: Agenda Item # 4. - Commission Reorganization**

Due to the resignation of Commissioner Wallace, the position of Chairperson is currently vacant. Given this vacancy and the time since the most recent election of officers (approximately two years ago), staff is recommending that the Planning Commission nominate and vote for a member of the Commission to serve as Chairperson and an additional member to serve as Vice-Chairperson.

These positions generally serve two-year terms, at which point a new election will be held. Should you have any questions, please do not hesitate in contacting either myself or Stephanie Ocasio at: (209) 862-3725.

Thank you.

**MINUTES**  
**NEWMAN PLANNING COMMISSION**  
**REGULAR MEETING OF JANUARY 21, 2010**  
**CITY COUNCIL CHAMBERS, 7:00 P.M., 1200 MAIN STREET**

1. **Call To Order-** 7:00 P.M.
2. **Pledge Of Allegiance.**
3. **Roll Call Present:** Allan, Alves, Applegate And Maurer.  
**Absent:** None
4. **Oath Of Office - New Commissioner**

City Attorney Hallinan Administered The Oath Of Office To New Commissioner Lorna Sloan.

5. **Approval Of The Agenda.**

**Action:** On Motion By Allan Seconded By Maurer And Unanimously Carried, The Agenda Was Approved.

6. **Approval Of Minutes From The September 17, 2009 Meeting And The October 15, 2009 Meeting.**

**Action:** On Motion By Maurer Seconded By Allan And Carried By The Following Roll Call Vote The Minutes From The September 17, 2009 Meeting Were Approved With The Stipulation That Chief McGill's Comments Be Added. Ayes: Allan, Alves And Maurer Noes: None Absent: None Not Participating: Sloan.

**Action:** On Motion By Allan Seconded By Applegate And Carried By The Following Roll Call Vote The Minutes From The October 15, 2009 Meeting Were Approved. Ayes: Allan, Applegate Noes: None Absent: None Not Participating: Alves, Maurer And Sloan.

7. **Items From The Public - None**

8. **New Business**

- a. **Public Hearing**

**Conditional Use Permit No. 09-06 - Marty's Illusions**

**Applicant:** Deedee Sequeira

**Description:** Allow Operation Of A Bar/Nightclub/Restaurant In The C-8 District

**Location:** The Subject Property Is Located At 2042 "N" Street; Approximately 1,160 Feet South Of Inyo Avenue.

Assistant Planner Ocasio Reviewed And Presented Use Permit No. 09-06.

Commissioner Applegate Opened The Public Hearing At 7:12 P.M.

Deedee Sequeira, Applicant, Stated That She Was In The Process Of Purchasing The Marty's Inn Property And Is Not Intending To Operate A Nightclub, But To Have Entertainment On Weekends. She Commented That Because Of The Proposed Entertainment On Weekends, Her Proposal Is Being

Classified As A Nightclub. She Continued That She Plans To Employ Approximately Sixteen People And Clarified That Her Proposed Business Hours Of Operation Had Been Revised And That The Restaurant Will Be Open Longer Than Was Originally Submitted In The Business Plan. She Contended That There Would Not Be Entertainment Every Weekend And That Her Desire Was To Offer A Variety Of Entertainment To The Community.

Rachel Hicks, Representative For The Applicant, Stated That The Curb, Gutter And Sidewalk Improvement And Security Guard Requirements Would Place An Undue Financial Burden On The Owner And The Lessee. She Expressed That She Does Not Feel That The Entertainment Will Disrupt The Neighbors. Hicks Noted That She And The Applicant Are In Agreement With The Parking And Landscape Conditions And Reminded The Commission That The Applicant Has Already Spent Thousands Of Dollars Bringing The Building Up To Code.

Chuck Seefeldt, 20797 Fairway Drive, Patterson; Representative For Leo And Pota Georgeopolous, Property Owners, Stated That The Georgeopolous' Are Trying To Rent The Business Because Of Current Economic Times And That They Believe That The Curb, Gutter And Sidewalk Improvements Would Be A Large Burden And Asked The Commission For Leniency On The Issue. Seefeldt Reminded The Commission That ABC Will Be Regulating The Business And That The Liquor License Is On Hold Waiting For The City's Condition Use Permit Approval

Stan Azevedo, 2266 Mccaffrey Lane, Riverbank, Representative For The Applicant And Property Owners, Explained That He Wrote The Lease And Liquor License Purchase Agreements And That Sequeira Would Be Purchasing The Liquor License Within The First Six Months Of Operation; Thus The Request For Leniency On The Curb, Gutter And Sidewalk Improvement Conditions.

Chief McGill Commented That The Police Department Is Especially Concerned About Special Events Such As Disk Jockeys, Parties And Comedians. McGill Indicated That The Commission Could Amend The Security Conditions So That Only Special Events Require Additional Security Measures.

Roberta Davis, 740 Mt. Rushmore Drive, Mentioned That The Poker Run Is Hosted During The Day And Was Concerned About Security And Ingress And Egress From/To The Highway.

There Being No Further Public Comment The Hearing Was Closed At 7:55 P.M.

**Action:** On Motion By Allan Seconded By Alves And Unanimously Carried Use Permit No. 09-06 Was Approved With The Added Condition That There Shall Be At Least One Security Officer (Bouncer) Daily From 8:00 P.M. Until All Customers Have Left The Premises And That There Shall Be At Least One Additional Uniformed Security Guard On Duty To Patrol The Outside Of The Premises During Special Events; Said Guard(s) Must Be California State Licensed/Certified And Be Licensed To Do Business In The City Of Newman.

**b. Public Hearing**

**Site Plan Review No. 09-01 - Silo And Alcove Hallway Additions**

**Applicant:** Saputo Cheese Usa, Inc.

**Description:** Conduct A Site Plan Review For The Addition Of An Alcove Hallway And Four (4) Silos To The Existing Cheese Plant

**Location:** The Property Is Located On The Corner Of Inyo Avenue And "L" Street At 691 Inyo Avenue, Approximately 300 Feet South Of Merced Street.

Assistant Planner Ocasio Reviewed And Presented Site Plan Review No. 09-01.

Commissioner Applegate Opened The Public Hearing At 8:17 P.M.

There Being No Public Comment, The Hearing Was Closed At 8:18 P.M.

**Action:** On Motion By Maurer Seconded By Allan And Unanimously Carried, Site Plan Review No. 09-01 Was Approved.

**9. Items From Commissioners.**

Commissioner Allan Commented That The Newly Improved Drainage System At Fresno And "S" Streets Is Working Well. Allan Also Welcomed Newly Appointed Planning Commissioner Sloan.

Commissioner Maurer Inquired As To The Progress Of The I.O.O.F. Building Reconstruction.

**10. Items From Director And Staff.**

City Manager Holland Informed The Commission That The City Council Had Authorized The Hiring Of A Contract Planner To Manage The Northwest Annexation Application That Had Been Received.

Assistant Planner Ocasio Confirmed That The First-Time Home Buyer Program Will Go Before The City Council Next Week Along With The Second Reading Of A Residential Resale Ordinance. Ocasio Updated The Commission On Neighborhood Stabilization Program Activities And Mentioned That The City Currently Owns Six Houses And One Potential Sale Is Currently In Progress. She Informed The Commission That Due To HCD Comments, The Revised Housing Element Document May Or May Not Need To Be Brought Back To The Commission For Additional Approval. Ocasio Reminded The Commission That The County's Annual Planning Commissioners Workshop Will Be Held At The Modesto Centre Plaza On The Upcoming Saturday.

**11. Adjournment.**

**Action:** On Motion By Maurer Seconded By Allan And Unanimously Carried, The Meeting Was Adjourned At 8:28 P.M.

**CITY OF NEWMAN  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

**PLANNING COMMISSION MEETING DATE:** February 18, 2010

**AGENDA ITEM:** 8.a.

<b>VA</b>	<b>#10-01</b>	<b>Allow a 12' x 16' accessory building that would exceed lot coverage standards</b>
<b>APN</b>	<b>026-062-065</b>	<b>Applicant/Owner: Tom Lemas</b>
<b>CEQA</b>	<b>Exempt</b>	

**REQUEST:**

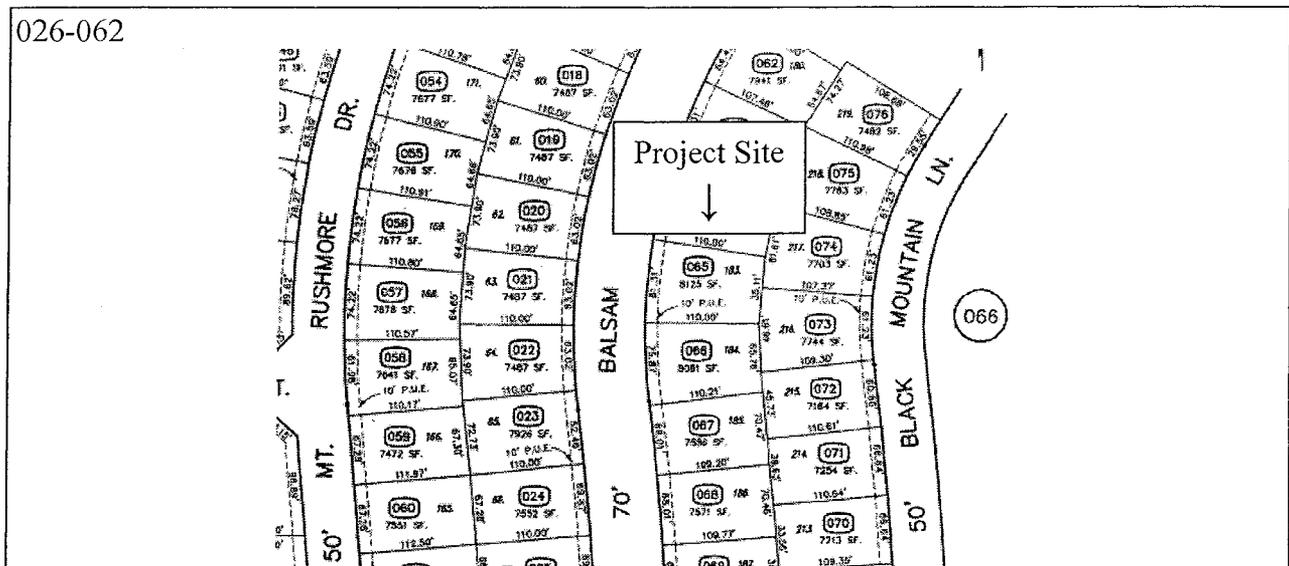
Allow a 12' x 16' storage shed that would cause the parcel to exceed the permitted 40% lot coverage standards for the R-1 District.

**LOCATION:**

The subject property is located at 726 Balsam Drive, approximately 600 feet north of Banff Drive, more specifically described as Assessor's Parcel Number 026-062-065.

**ENVIRONMENTAL ASSESSMENT:**

Pursuant to the California Environmental Quality Act (CEQA) and the City of Newman Environmental Quality Guidelines, it has been determined that this project is categorically exempt under Class 32, Article 19 of CEQA



**LAND USE:**

<u>Property</u>	<u>Land Use</u>	<u>Zone</u>	<u>General Plan</u>
Subject site	Residential	R-1	LD
North	Residential	R-1	LD
South	Residential	R-1	LD
East	Residential	R-1	LD
West	Residential	R-1	LD

R-1 = Single Family Residential

LD = Low Density Residential

**SIZE OF PROPERTY:** Approximately 8,125 Square Feet

**ACCESS:** Balsam Drive

**ORDINANCES:**

NCC 5.03.020 Permitted Uses in R-1 District

NCC 5.23.030 Accessory Buildings

NCC 5.25.030 Variances

**PROJECT DESCRIPTION:**

The site plan identifies a single family dwelling and location of the proposed accessory building. The proposed building measures 16' x 12' and stands 11'1" tall.

**ANALYSIS:**

*Background:* Due to proposed homes with large footprints in the Hearthstone Ranch Subdivision, Resolution No. 2004-33 was passed by the City Council in 2004 allowing an increase in lot coverage from 40% to 50% on lots numbered 2-52, 54 and 72-176 (approximately 180 feet west of the subject site). At the time of sale, this increased lot coverage was disclosed by the seller through a Buyers Acknowledgement with the understanding that "Due to the size of [the] Lot and the improvements already constructed on it by Seller, [the buyer] may not be able to build additional auxiliary structures on [the] Lot in the future. Such auxiliary structures include, but are not limited to, enclosed patios, sunrooms, sheds, pool houses and certain patio covers." The subject site is in the vicinity of these lots.

*Land Use:* The subject site and surrounding properties are zoned R-1 (single-family residential). The R-1 zone identifies accessory structures as a permitted use. In addition, the proposed structure will have side and rear setbacks measuring at least 5 feet, meeting code standards. If constructed, the total lot coverage will be approximately 41.6%, slightly above the maximum 40% as prescribed in the code. Therefore, the proposed use is not consistent with the zone district and the general plan.

*Lot Coverage:* The intent of lot coverage regulations are to limit building density and intensification of square footage, which could have adverse impacts on neighborhoods. Adopted maximum lot coverage standards are also intended to limit the negative

environmental impacts resulting from excessive land coverage. Overall, lot coverage requirements are created to regulate development, prevent visual intrusions, manage loss of open space, prevent bulky and incongruous homes that are incompatible with neighborhood character and avoid the loss of separation between houses. When lots exceed their specified coverage, it can change the appearance of a neighborhood and potentially cause issues related to accessibility, aesthetics and nuisances.

*Building Location:* The applicant has placed the building a minimum of 5 feet from the side and rear property lines, meeting municipal code requirements.

#### Variance

Newman Municipal Code (NMC) section 5.01.070 (Definitions) defines lot coverage as "...the percentage of a site covered by a roof and any soffit, trellis, eave or overhang extending more than two and one-half feet from a wall, and/or by a deck more than 30 inches in height." Additionally, NMC §5.03.050.E (Property development standards) identifies the Maximum lot coverage in the R-1 District as "...40 percent of the total lot area. Lot coverage shall specifically include all buildings and structures." The applicant is proposing a structure that measures 192 square feet, resulting with a lot coverage of 41.6%. The applicant has indicated the proposed size is necessary for storage and motorcycle parking purposes. In order to comply with municipal code standards, the applicant would only be able to construct an accessory building measuring 62 square feet or less. The applicant states that the accessory building will not be a nuisance or be detrimental to public health and safety.

NMC 5.25.030 (F) states "Neither personal, family, or financial difficulties; the loss of perspective profits; or the existing of neighboring violations shall constitute justification for a variance."

*Findings:* The planning commission may approve/conditionally approve, a variance application only if the following findings can be made:

1. The variance does not form a grant of special privilege inconsistent with the limitations on other properties in the same zoning district and the vicinity.

*Pro:* Given that the subject property is located in an established residential area where detached accessory buildings (such as sheds) are common, the approval of the variance will not constitute a granting of special privilege.

*Con:* Given that other properties within the general area abide by lot coverage standards, approval of this request will constitute a granting of special privilege.

2. The variance will not be detrimental to the public health, safety and general welfare.

*Pro:* The proposed building is a permitted use within the zone district; it should not be harmful to the public health, safety and general welfare.

Con: The proposed building does not meet lot coverage requirements; as discussed above, lot coverage requirements are mandated to ensure appropriate density, prevent visual intrusions, manage loss of open space and to decrease the potential of environmental issues (such as storm water run-off, etc). Approval of the variance is not consistent with lot coverage intent and may be harmful to the public health, safety and general welfare.

3. The variance will not substantially impair the purposes of this title or the General Plan.

Pro: Given that the proposed use is permitted within the zone district and approval of the request does not authorize a use that is inconsistent with the general plan, approval of the variance will not substantially impair the purposes of this Title or the General Plan.

Con: Given that the zoning code identifies maximum lot coverage and states that finances and personal/family difficulties shall not constitute justification when approving variances, approval of the request will set a precedent for approving variances and thereby impair the purpose of the code.

4. The subject property has special circumstances or conditions whereby the strict application of the zoning ordinance standards would deprive the property of privileges enjoyed by other properties in the same zoning district and the vicinity.

Pro: Given that the existing home on the subject property has a large footprint and the existence of increased lot coverage on 157 neighboring lots, the strict application of the zoning ordinance would deprive the property of privileges enjoyed by other properties in the same zoning district and the vicinity.

Con: Given that other properties within the vicinity and same zone district comply with the development standards identified within the municipal code, the subject property is not deprived of privileges enjoyed by other properties in the same zoning district and the vicinity.

5. The variance will be compatible with the neighborhood.

Pro: Given that other detached accessory structures exist within the general area and that the proposed accessory building is located at the rear one-half of the property, the variance will be compatible with the current neighborhood.

Con: Given that the accessory building would exceed lot coverage and potentially affect the character of the existing neighborhood compounded with it's inconsistency with the municipal code, the variance would not be compatible with the neighborhood.

Public Comment

Public Notices were mailed out on February 5, 2010 to surrounding property owners within a 300' radius. As of this date (2-9-10), one comment has been received and is attached for your review.

**CONCLUSION:**

Newman Municipal Code section 5.25.030 states that "The purpose of granting a variance is to allow, in certain cases, deviation from the strict application of the setback, building height, lot coverage, usable floor area, usable open space, floor area ratio, off-street parking or landscaped area requirements of the title, when appropriate. A variance may be granted only where the literal enforcement of the requirements of the title would involve practical difficulties or cause undue hardship that would necessarily deprive the property owner of reasonable use of the land or buildings involved by reason of the exceptional narrowness, shallowness or unusual shape of a parcel of property [and the] exceptional topographic conditions, natural features, existing improvements or other extraordinary situation or physical conditions." The proposed project is a permitted use within the zoning district; however, NMC §5.03.050.E identifies the maximum lot coverage in the R-1 District as 40 percent of the total lot area.

Currently, there are no extraordinary physical conditions that would justify the need for a variance (as defined in the code); the accessory building is proposed for general storage and motorcycle parking purposes. The Planning Commission may grant the variance on the basis of "extraordinary situation". Staff has provided the commission findings supporting both approval and denial. Given the lack of indisputable supportive findings, staff recommends denial of the variance.

**CONDITIONS OF APPROVAL:**

Should the Planning Commission grant the applicant's request for a Variance, staff has recommended the following conditions of approval:

1. The applicant shall apply for and receive a building permit for the structure.

Standard Conditions

2. This application shall become null and void if the project is not initiated within one year from the date of approval.
3. The applicant and/or property owner shall comply with, and be responsible for obtaining encroachment permits from the City of Newman for work performed within the City's right-of-way.
4. All plans shall be consistent with the site plan, reflecting amendments as approved.
5. Any proposed modifications of a significant and/or permanent nature to the approved site plan or elevations, involving building exteriors or square footage, fence/walls, or major landscaping modifications, may require approval of a new variance review application.
6. All night lighting shall be hooded and/or fitted with prismatic directional lenses to prevent illumination onto adjoining properties and glare into on-coming traffic.
7. It shall be the responsibility of the applicant to convey copies of the conditions of approval to all contractors and sub-contractors.

8. During Construction, and for safety purposes, the applicant and assigned contractors shall keep the public right-of-way clear of obstructions, and provide for clean-up on a daily basis.
9. For safety purposes, the construction area shall be fenced off with a chain link or another type of acceptable fencing as determined by the planning department.
10. All contractors performing work relative to this project shall obtain City of Newman Business Licenses, prior to start of work on the project. All work performed on the project shall comply with the requirements of the State and Professions Code.

**ATTACHMENTS:**

1. Exhibit A, Assessor's Map
2. Exhibit B, Plot Plan
3. Exhibit C, Accessory Building Information
4. Exhibit D, Applicant's Statement
5. Exhibit E, Findings of Fact
6. Exhibit F, Public Comment

PORTION SECTION 18 T.7S. R.9E. M.D.B.& M.  
 HEARTHSTONE RANCH UNIT NO. 1 - LOTS 31-39, 59-67, 81-87, POR. LOT "A", POR. LOT "B" & POR. LOT "D" (41M26)  
 HEARTHSTONE RANCH UNIT NO. 2 - LOTS 122-127, 138-155 & 164-172 (41M46)  
 HEARTHSTONE RANCH UNIT NO. 3 - LOTS 180-187 & 213-219 (41M58)

003 048 026 - 062

THIS MAP FOR  
 ASSESSMENT PURPOSES ONLY

1" = 100'



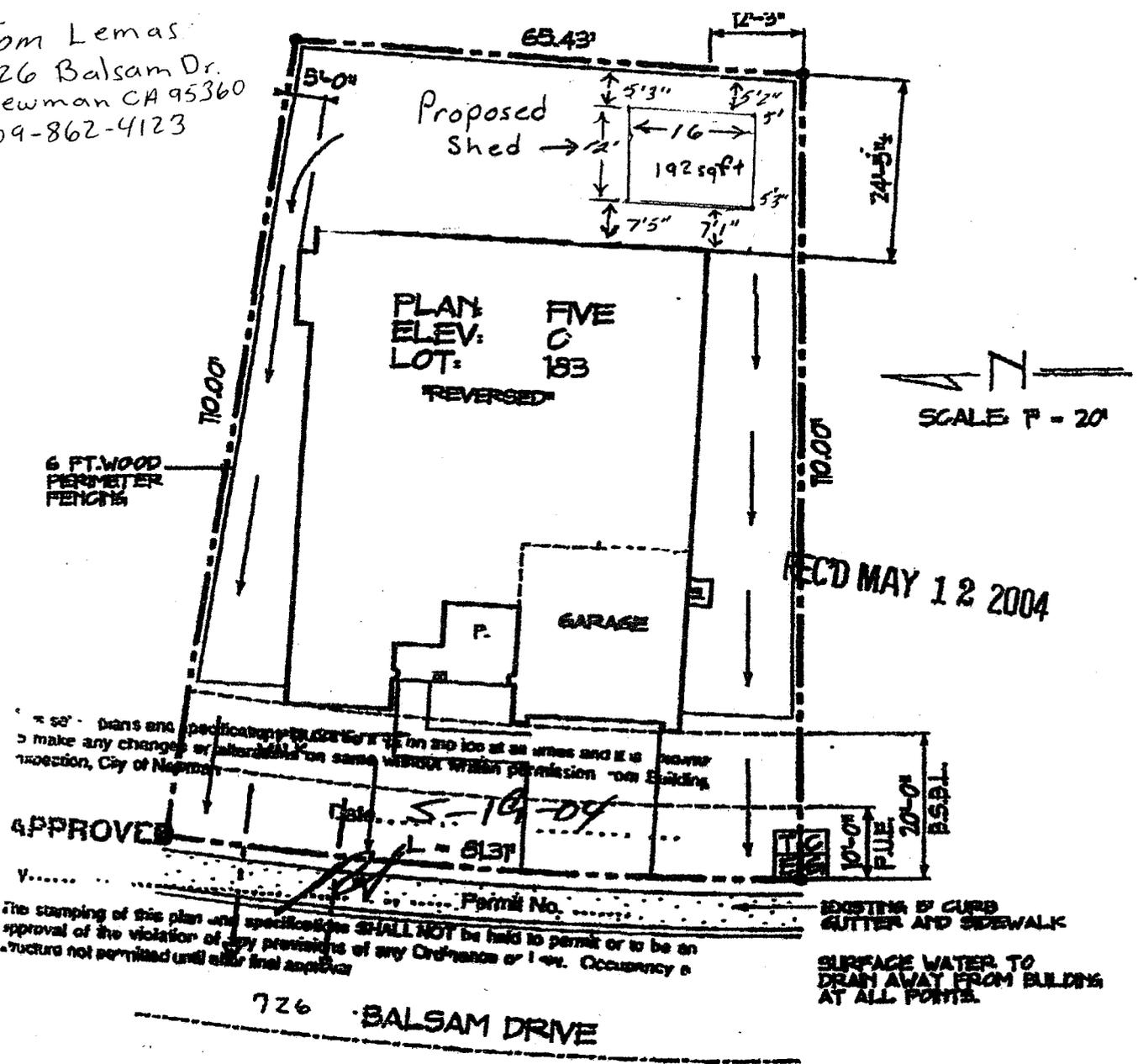
FROM: 026-043  
 DRAWN: 12-22-03 MB.  
 REVISED: 03-15-04 MB., 04-21-04 MB.

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026 - 062

Tom Lemas  
 726 Balsam Dr.  
 Newman CA 95360  
 209-862-4123



**PLAN FIVE**

LOT AREA	8125 S.F.	
LIVING AREA	2,562 S.F.	3,053 S.F.
GARAGE AREA	491 S.F.	
TOTAL LOT COVERAGE	3,053 S.F. (37.5%)	
COVERED PORCH	135 S.F.	135 S.F.

- PLAN FIVE / OPTIONS**
- GUEST ROOM
  - BEDROOM #4
  - RETREAT
  - TANDEM GARAGE

Total 3,188 s.f.  
 39.2%  
 with shed  
 Total 3,380 s.f.  
 41.6%  
 Variance is 1.6% over

**HEARTHSTONE RANCH**

BEING A SUBDIVISION OF A PARCELS "A" & "B" AS SHOWN ON THE PARCEL MAP FILED IN BOOK 52 OF PARCEL MAPS AT PAGE 42, AND LYING IN A PORTION OF ORESTIMA RANCHO, LYING IN A PORTION OF SECTIONS 17 AND 18, T.7 S., R.9 E., M.D.B.E.M. CITY OF NEWMAN STANISLAUS COUNTY, CALIFORNIA

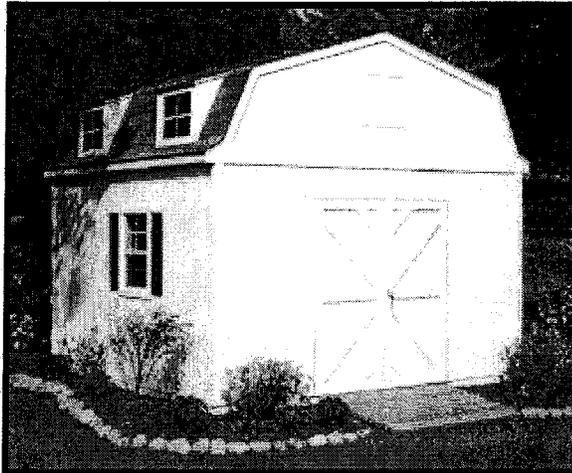
LOT: 183  
 PLAN: FIVE  
 STREET: 726 BALSAM DRIVE

# Premier Series Sequoia Storage Building

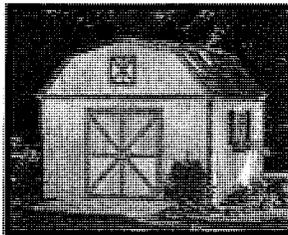


- 5'4" w x 6' h double doors
- 7' high side walls
- 11' high peak

(12'x12' shown right -doors on gable with optional windows, shutters and dormers)



**Our large "barn" style buildings feature 7' tall walls and offer plenty of over-head storage opportunities.**



(12'x12' shown - doors on gable with optional window, shutters and flowerbox)

SPECIFICATIONS	12'w x 12'd x 11'h	12'w x 16'd x 11'h	12'w x 20'd x 11'h	12'w x 24'd x 11'h
CUBIC FEET STORAGE	1444	1926	2408	2890
ACTUAL FOUNDATION SIZE	12'w x 12'd	12'w x 16'd	12'w x 20'd	12'w x 24'd
TRIM EXTERIOR PAINT OR STAIN	2 qt.	2 qt.	2 qt.	2 qt.
SIDES EXTERIOR PAINT OR STAIN	2 gal.	2 1/2 gal.	3 gal.	3 1/2 gal.
DRIP EDGE (linear feet)	60'	70'	80'	90'
ROOF SHINGLES *	8 bundles	11 bundles	14 bundles	15 bundles

Items furnished by homeowner: Paint, Stain, Drip Edge, and Shingles  
 \*Asphlat or fiberglass shingles; 3 bundles cover 100 sq ft.  
 All stated sizes are nominal dimensions.

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# REQUEST FOR VARIANCE

APN # 026-062-065 Lot #183

Applicant: Tom Lemas  
Address: 726 Balsam Dr. Newman CA, 95360  
Phone: 209-862-4123

## Request

Build a 12' x 16' storage shed in the backyard of the above address. This storage shed will be finished to match the existing home in color. It will also meet all building requirement as far as distance from fencing and home.

The original building permit was denied due to the maximum lot coverage of 40% would be exceeded. The existing home is at 39.2% (sq. ft. listed below). I was told by the building department that this is a known issue and that other lots in this area were changed to 50% which would more than allow the building of a storage shed.

Lot area -----8,125 sq. ft.

Living area ----3,052 sq. ft.

Covered Porch--- 135 sq. ft.

Total 3,188 sq. ft. 39.2% of lot area

Proposed shed----192 sq. ft.

Total with shed-3,380 sq. ft 41.6% of lot area. 1.6% over current maximum of 40%.

There are homes to the North, East and South of proposed build site.  
This is for no other use other than storage and parking for a motor cycle when not in use.

Thank you for your consideration.

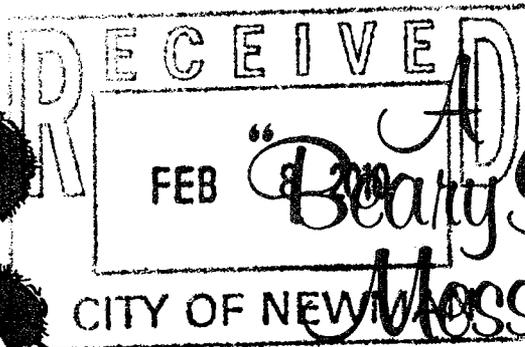


Tom Lemas

## CONDITIONAL USE PERMIT FINDINGS AND FACT

1. The proposed conditional use permit is consistent with the City of Newman Municipal Plan.
2. The proposed use will not constitute a nuisance to the public health, safety or general welfare of the surrounding neighborhood.
3. The site is adequate in size and shape for the proposed use as a storage shed.
4. The site will not have an adverse impact on the surrounding neighborhood and will not impact the quantity of traffic for the neighborhood.
5. The proposed use as a storage building will be compatible with the surrounding neighborhood.

Tom Lemas  
726 Balsam Dr.  
Newman, CA 95360  
(209) 862-4123



"Beauty Special"  
Message

February 8, 2010

City of Newman  
Notice of Public Hearing  
Variance #10-01

Dear Sir/Madam:

This letter of response concerning the hearing scheduled February 18, 2010 to consider a proposal located at 726 Balsam Drive.

We are not in agreement for a storage shed that would exceed permitted lot coverage standards. You will open doors for others to do the same.

Stick with the code.

Yours Truly,  
The Malone Family

P.S. I don't know why you would consider our opinions, when you have rules like this one. However, we thank you for allowing us to speak it.

2-8-10

TO: NEWMAN, CA. CITY HALL

FROM: GEORGE K BRISCOE

GEORGE K BRISCOE  
732 BALSAM DR.  
NEWMAN, CA 95360

RE: VARIANCE # 10-01

I George K Briscoe the Neighbor and owner of the home next to TOM Lemas at 726 Balsam Dr. Newman, am writing to advise all concerned that I am in support of the proposed variance. It's location and quality design will not hamper me in any way and I feel it will be an asset to property values in the future.

Any questions please feel free to call me.

Home 209 862 1330

Cell 510 717 8663

Sincerely  
George K Briscoe

**Stephanie Ocasio**

**From:** Susan Mattos [smattos@mattosnews.com]  
**Sent:** Tuesday, February 16, 2010 7:07 PM  
**To:** Stephanie Ocasio  
**Subject:** variance #10-01

Hi Stephanie:

I received notice of the public hearing for the variance as proposed by Tom Lemas for a 12 x 16 storage shed on Balsam.

Is the shed to be placed at the front of the house on the side yard or in the back of the house?

12 x 16 is a pretty large shed and I am concerned about visual blight from Balsam.

Thanks,  
susan



**Susan E. Mattos**

**President/Publisher**

1021 Fresno Street - P. O. Box 878  
Newman, CA 95360  
Phone: 209-862-2222  
Direct: 209-243-8101  
Cell: 209-604-8105  
Fax: 209-862-4133  
Email: [smattos@mattosnews.com](mailto:smattos@mattosnews.com)  
Website: [www.westsideconnect.com](http://www.westsideconnect.com)

## Stephanie Ocasio

**From:** Susan Mattos [smattos@mattosnews.com]  
**Sent:** Thursday, February 18, 2010 9:12 AM  
**To:** Stephanie Ocasio  
**Subject:** RE: VA 10-01 (Lemas)

Stephanie:

After reviewing the sample photo of the shed and the lot sketch, I really feel that this is much too large of a storage shed to be in a neighborhood backyard. In addition to the overall size, the height is almost 6 feet above the fence line. If this was a structure that was built on to the existing home and constructed to match, that would be one thing – this is not and I believe it would not be aesthetically pleasing to the neighborhood. If I remember correctly the 40% lot coverage was put into place because the commission and council wanted the homeowners to have yards and landscaping – they wanted the “green” effect and not neighborhoods where the lots were taken over by structures.

Thanks so much for your assistance.  
Susan



**Susan E. Mattos**

**President/Publisher**

1021 Fresno Street - P. O. Box 878

Newman, CA 95360

Phone: 209-862-2222

Direct: 209-243-8101

Cell: 209-604-8105

Fax: 209-862-4133

Email: [smattos@mattosnews.com](mailto:smattos@mattosnews.com)

Website: [www.westsideconnect.com](http://www.westsideconnect.com)