

FALL NEWSLETTER 2019

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FIG · GARDEN
HOME · OWNERS

ASSOCIATION

NEWSLETTER
P.O. Box 5796, Fresno, California 93755 · www.oldfig.org · September 2019

Annual Fig Garden Dinner

Sunday, September 29th 5:00pm, dinner served at 6:00pm

Fig Garden Swim and Racquet Club

4722 N. Maroa Ave.

RSVP with check by Friday, September 20th

PRESIDENT'S MESSAGE

Dear friends and neighbors:

I am honored to serve another term as President of the Fig Garden Home Owners Association, one of the largest and most active homeowners associations in California. Fig Garden residents take an active role in preserving our neighborhood, and I thank all those who work to make this community a great place to live.

Congratulations to Steve Brandau for being elected to represent us on the Fresno County Board of Supervisors. The FGHOA has reached out to Supervisor Brandau, and we believe that he and our Fig Garden neighborhood will have a wonderful long-term relationship. One of his priorities is the beautification of our district. He indicated that he would like to provide historic destination markers within Fig Garden to create a cohesive feel and appearance for our community. One idea is to place those markers within the newly created median islands at Ashlan Ave and Van Ness Blvd, but FGHOA and Supervisor Brandau's office would like more input from the community on the placement the markers.

Over the years, the FGHOA has been an outspoken advocate on developments that impact our area, on street improvements, and assisted in preventing residential code violations. Every year, new concerns arise that impact our neighbors and the Association diligently addresses those issues. One major issue that emerged this year involves group homes. Previous regulations limited group homes within our residential neighborhood to six residents or fewer. The current State of California and Fresno County regulations allow significantly more residents. At present, we have one group home within our neighborhood that has 12 residents. The FGHOA is looking into how this will affect neighbors and ways to minimize the impact of these group homes within Fig Garden.

Some major projects the FGHOA has worked on with in recent years include limiting lot splits within our community. The Board actively worked with County officials to increase the minimum lot size within our area from 12,500 to 18,500 square feet. This action deters developers from demolishing our historic homes for the construction of two or more new houses.

The FGHOA also initiated and helped develop the Old Fig Garden Community Transportation Study, which provides plans for traffic calming and urban design transitions from our neighborhood to our adjacent major transportation corridors. This study was instrumental in recommending and leading to the installation of the median island at Ashlan Ave and Van Ness Blvd, which slowed traffic, provided a safe crossing, and prevented having Ashlan Ave split our community into two separate sections due to heavy traffic and a difficult-to-cross intersection.

I have been a Fig Garden resident for over 29 years and have served on the FGHOA for eight of those years. The Fig Garden neighborhood is a closely knit community where your neighbors are your friends and truly look out for your interests. It has greatly benefited from having its own homeowners association to look after its interests. The FGHOA is the strongest voice for our Fig Garden neighborhood and has fought to keep our individuality and rights. Membership in the FGHOA is strictly voluntary. If you are not a member, please consider joining and also attending our annual dinner. Association is your voice to keep our neighborhood historic, pristine and family oriented, and it will be there to advocate in the interests of our neighborhood. Please join with your neighbors in this group effort to keep your neighborhood unique and safe.

-Dean Alexander

FIG GARDEN POLICE PROTECTION DISTRICT

The Fig Garden Police Protection District provides additional police protection within the heart of the Fig Garden neighborhood from Maroa to Palm (Core area). Using the funds we obtain from County Taxes and Assessments we are presently contracted for approximately 7,000 hours per year of additional police protection. Approximately 5,000 hours are contracted with the Fresno County Sheriff Office and additional 2,000 hours are contracted with Fresno County Private Security. Based on the contracted hours, the Fig Garden Core area has supplemental police services for approximately 75% of the year. This supplemental protection is in addition to the standard sheriff protection provided to all of Fresno County residents.

The Fig Garden Police Protection District mailed a survey to the Core residents asking if they would like to increase the Police Protection service within our neighborhood by means of supplemental tax assessment. Approximately 45% of the residents returned the survey. Results of the survey indicate that approximately 50% of the residents do not want a supplemental tax assessment and are satisfied with the existing supplemental services provided by the Fig Garden Police Protection District. The Fig Garden Police Protection District will continue to look at other means to provide additional police protection services within the Fig Garden Area.

SETBACK REQUIREMENTS AND FENCE GUIDELINES IN FIG GARDEN AREA

The edge of the pavement in Old Fig does not define property lines. The County owns large pieces of our front yards. On Van Ness the property lines are 60 feet from the center of the roadway. On other streets the lines are not quite so deep, typically 35 feet from the road center. Everywhere in this neighborhood the street trees plus some area behind them are on Fresno County property. No fences or other structures may be built in the County right of way. The trees in the County right of way belong to the County and may not be cut down without a permit. Landscaping in the County area, except where it might restrict visibility at an intersection, is welcome.

Behind our property lines there is a required setback within which no structure or fence taller than three feet may be built. This setback varies from 20 to 35 feet depending on the particular street your property faces. Years ago the FGHOA obtained a blanket variance for homes on Gettysburg, Ashlan, Maroa and Palm that allows fences up to a maximum of six feet within the setback (but not the County right of way) to shield the homes there from the heavier traffic on those streets. No other streets have such variances.

For corner lots, side yard setbacks are also prescribed. These setbacks vary radically depending on your street. Before you plan any building project, please check with the Zoning Division of the Planning and Resource Department of Fresno County at (559) 600-4540 for the particular setbacks for your lot. It could save you a lot of time, effort and money.

For corner properties, not only do the specific front and side yard prohibitions apply, but there are specific restrictions for the corner setback. This setback is typically a triangular area at the street corner, defined by 30-foot lines drawn from the edge of each street pavement. While landscaping is certainly allowed in the cutoff areas, a driver's visibility at the intersection cannot be impaired. No high shrubs are allowed, and trees within the area must be pruned so that all limbs are above seven feet from the ground. No fences are allowed in the cutoff area.

Fence Guidelines

*Applies to R1 and R1B, R2 and R3 zoned parcels.
Fences under this overlay require building permits.*

- **Ornamental fencing definitions:** Solid fencing: plaster solid fencing, Clay masonry fencing and wrought iron or steel fencing with an open area less than 70%.
Open fencing: 1) Wrought iron or steel fencing with an open area of 70% or greater. 2) Pilaster fences with an open wrought iron, steel or wood slat fencing with 60% open area.
- **Fencing not allowed under this variance:** Concrete block, chain link or fabric, welded wire, plywood fencing
- **Side yards – all parcel types:** Required distance can be reduced 50% for solid ornamental fencing and to 25% for open ornamental fencing. On side yard of existing or property line fence variance, fence returns shall conform to above side yard standards.

Additional R1B parcel standards:

Front yard: 5' setback for 4' open ornamental fence, 10' setback for 6' open ornamental fence, 15' setback for solid ornamental fence.

Side yard, reduce as follows: 50% solid ornamental fence to 25% if open ornamental fencing.

- Ashlan and Palm Ave fence height can be increased to 7 feet from 6.
- Fences abutting a canal: 6' above top of canal bank or 6' above average grade within 10' of fence.
- Heights of fence at grade differential: Height is measured from highest consistent grade within 10 feet of fence. Retaining walls of up to 30" are allowed when existing conditions require.
- Historical Fence: Fences can remain if: Legally constructed prior to 1960, certified by civil engineer with survey documents or can be reconstructed as required to maintain or repair. Must conform with current safety standards.

ANNUAL DINNER

SUNDAY, SEPTEMBER 29TH
5:00 - 8:30PM

FIG GARDEN SWIM & RACQUET CLUB
4722 N. MAROA AVE.

Wine is included and will be served during the evening

WE ENCOURAGE YOU TO INVITE YOUR FRIENDS AND
NEIGHBORS TO THIS DINNER. IT'S A WONDERFUL OPPORTUNITY
FOR PEOPLE TO COME TOGETHER AND CELEBRATE OLD FIG

CATERING BY:

PARDINI'S

DINNER WILL BE SERVED AT 6:00PM

As in the past, we have invited Fresno County officials and law enforcement serving our area to attend the dinner and answer your questions.

\$45 per person

RSVP (by sending a check) by Friday, Sept 20th

Questions? Contact Valerie @ 559.779.8691

Casual Attire | Adults only

FIG GARDEN ELECTRONIC NEIGHBORHOOD WATCH

If you would like to receive email notifications about crime and law enforcement updates in this area, send your email address to FigGardenWatch@gmail.com.

You will receive:

- time sensitive neighborhood crime alerts
- crime statistics compiled by Sheriff deputies serving through the Fig Garden Police Protection District.



CHRISTMAS TREE LANE

Christmas Tree Lane will be celebrating its 97th season this year. Our opening night will be Tuesday, December 3rd. The Lane will be open through Christmas Day, December 25th. Our 2019 walk nights are Tuesday, December 3rd and Wednesday, December 11th. Let's mark our calendars and enjoy another magical holiday season.

Also, many thanks to those who responded to our email questionnaire concerning the number of walk nights. Based on your responses, we will be keeping the number at two.

THANK YOU FOR SUPPORTING OLD FIG!

Please join the Fig Garden Home Owners Association. We work to protect and strengthen our unique neighborhood. The dues are \$70/year. Please mail your check payable to:

FGHOA
PO BOX 5796
Fresno CA 93755

Unlike most homeowners groups, our dues are voluntary and we depend on the generosity of our fellow neighbors. Dues money goes to pay fees associated with filing documents that protect the quality of life and integrity of the neighborhood, printing and mailing newsletters to keep you informed, and running the www.oldfig.org web site.

USEFUL CONTACT INFORMATION

District 2 County Supervisor's Office:	600-2000
Sheriff's Dispatch:	600-3111 (for emergencies call 911)
Fresno Humane Animal Services:	600-7387 (PETS)
Fresno County Code Enforcement:	600-4550
24-Hour Domestic Violence Help:	233-4357 (HELP)
Building Permit Info:	600-4540
City of Fresno Water Division:	621-5300, 621-5480
Fig Garden Fire Station (non-emergency):	621-4320 (for emergencies call 911)
Fresno County Library Information:	600-7323 (READ)
Fresno County Public Health:	600-3200, 600-6449
Graffiti Abatement:	600-8107
Fresno County Road Maintenance:	600-4840