

**Nancy Blum**

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**From:** Cesar Vasquez [CesarV@cityofselma.com]  
**Sent:** Tuesday, March 18, 2008 2:03 PM  
**To:** Nancy Blum  
**Subject:** RE: Carport

Hello Nancy,

This matter was a direction from Council, the enforceable city ordinance was zoning setbacks. Our planner said to treat the carports as accessory structures therefore they should comply with front and side yard setbacks. Enforcement was halted due to citizen complaints to council regarding the proactive enforcement of the carports. Citizens complained because they depend on the carports to protect their vehicles from the weather (sun). Council decided to have our planners come up with a solution to this problem and see if the City could work with the citizens. Till this day there is a planning commission workshop scheduled to address the carports and determine whether or not they will be allowed. If allowed they will be required to obtain a building permit and will only be allowed to place aluminum/metal carports. I will let you know of the final outcome once I receive it.

Thanks,

Cesar Vasquez  
Code Enforcement Officer  
City of Selma  
(559) 891-2208 Ext 3117  
[cesarv@cityofselma.com](mailto:cesarv@cityofselma.com)

-----Original Message-----

**From:** Nancy Blum [mailto:[nblum@lemoore.com](mailto:nblum@lemoore.com)]  
**Sent:** Friday, March 14, 2008 5:04 PM  
**To:** Cesar Vasquez  
**Cc:** Judy Holwell  
**Subject:** Carport

I have been told that you have recently had some issues with temporary/portable/non-permanent carports. Can you please brief me on the outcome?  
Thank you in advance

*Nancy Blum*  
City of Lemoore  
Code Enforcement Officer  
[nblum@lemoore.com](mailto:nblum@lemoore.com)  
559-924-6709  
559-924-9003 Fax

## Judy Holwell

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**From:** MJ Lyle [mlyle@lemoore.com]  
**Sent:** Monday, February 25, 2008 9:29 AM  
**To:** Judy Holwell; Holly Smyth; Angelina Mendes LeRoy; Angelina Mendes LeRoy; Bob Clement; Kimberly R. Moss (Silviera); Lisa Elgin; Marshall Norgaard; Melvin Ormonde; Sharon Kendall; Sharon Kendall; Ed Martin; Ed Martin; hornsbyeurope@yahoo.com; John G. Grego; John Murray; lemoore.redirect1@gmail.com; lemoore.redirect2@gmail.com; Willard Rodarmel  
**Subject:** FW: An article from FresnoBee.com

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**From:** Mary Jane [mailto:mjmustang@hotmail.com]  
**Sent:** Monday, February 25, 2008 9:21 AM  
**To:** MJ Lyle  
**Subject:** FW: An article from FresnoBee.com

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Not in your front yard?  
 One Selman's carport is another's eyesore.  
 By Eddie Jimenez / The Fresno Bee  
 02/24/08 22:21:46

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Like many Valley cities, Selma restricts the placement of tarp or metal carports that residents plop on their lots to protect their vehicles from hot summer days and frosty winter nights. That hasn't stopped Ray Castanon, who says his makeshift carport in the driveway of his Selma home is a lifesaver from the extreme Valley weather conditions. Without it, Castanon said, "In 100-degree heat, you sit down on those leather seats and it burns your butt."

But Selma resident Geneva Tuttrup is just as blunt; she doesn't want to see the makeshift shelters in her town. "I don't think they look very good and I don't think they should be allowed in the city," she said.

Castanon's carport illustrates an issue Selma and other Valley cities are dealing with: One person's makeshift carport is another's eyesore.

Selma city officials are trying to balance these conflicting interests. The shelters will be the topic of discussion at a city Planning Commission meeting at 7 p.m. today in the City Council chambers. The meeting will allow car-shelter owners and other residents to give city officials some guidance on how to regulate the structures, said Michael Gaston, Selma's community development director. The meeting was called in part because some residents cited for the carports complained to the City Council. The complaints prompted Selma to suspend the enforcement of citations about a year ago. "We were doing proactive code enforcement," Gaston said "That's how this thing came to a head." Across the Valley, city officials say residents put up car shelters that are safety hazards, violate setback regulations and lack required building permits.

Castanon's car shelter is constructed of blue plastic tarp and lightweight aluminum poles. It sits about 5 feet from the front sidewalk, which in Selma and other communities violates a 20-foot setback requirement. The setback space is intended for landscape, driveways and clear access for police or fire crews and equipment.

Castanon considers his two-car shelter -- his RV also is parked under it -- temporary, because it can be taken apart in about 45 minutes. He said he put it up about a year ago. It is anchored by two five-gallon concrete buckets in the middle and nylon rope and metal stakes on the sides. The whole setup cost \$69, he said.

In Fresno, the city frequently receives calls about car shelters, said Jerry Schuber, Fresno's housing program supervisor. City staffers will send out notices spurred by complaints or when they see the car shelters around the city.

"If I put one up because I'm having a barbecue, then it's all right," Schuber said. "Our biggest problem is when they put them up and leave them up."

Valley city officials say public safety is a concern with these portable carports, especially the metal shelters.

Tim Burns, Visalia's neighborhood preservation division manager, said a recent tornado in Visalia was "an anomaly," but even a gust of wind could pick up a metal carport if it isn't tethered down. Manuel Ruiz, Madera's neighborhood revitalization coordinator, agrees.

"If you have even a 20-mile-per-hour wind, that could lift these babies up and take them two or three houses away and come crashing down on someone's property," he said.

Russell Whitlock of Selma says his aluminum car shelter, for which he paid \$1,400, is well-anchored and isn't going anywhere.

His problem, according to a Selma city ordinance, is the carport on his garage driveway violates the side-yard setback from the property line for a corner-lot house.

Whitlock was cited, but did not pay his fine after city officials suspended citations.

"I'll apply for a permit and pay for the fees," he said. "I don't mind that, whatever I need to do to comply."

His says his carport is sturdy, sits up against his garage and blends in with the color scheme of his house.

However, Valley city officials say car shelters made of plastic poles and tarp or canvass can become tattered over time.

Appearance and uniformity in a neighborhood are vital to the quality of life and property values, said Hal Tokmakian, a retired professor of city and regional planning at California State University, Fresno.

Historically, zoning ordinances were established in part to protect property values, he said.

"And in this day and age, that's very important," said Tokmakian, who is also a former Fresno County planning director.

He doesn't believe cities should change standards on issues such as portable carports.

"That begins to deteriorate the quality of the neighborhood," he said.

In Clovis, car shelters must meet the same requirements and permits as any other property structure, said city planner Dwight Kroll.

If the shelter is meant to be permanent, "it needs to be treated like you are building a garage," Kroll said.

When the shelters started popping up a few years ago, Kroll said Clovis city staffers began fielding phone calls about the structures. That prompted the City Council to pass an ordinance nearly four years ago regulating them.

"Our No. 1 priority is to educate and inform folks [about] what they can and can't do," Kroll said.

Vehicle shelters can cost up to several thousand dollars. City officials suggest consulting City Hall or the local jurisdiction before buying one.

"It's one of those things where people see them out there and assume it's OK," Schuber said.

In some areas of Visalia, regulation of car shelters is a growing concern, Burns said, while in other parts of the city, few residents object.

"We have some neighborhoods in which they're at every other house and [they're] accepted," he said.

Burns said his city, like others, is reactive on car shelters, citing residents only when complaints are received.

Madera has its share of car shelters scattered around the city, but does not get many complaints. The shelters make up only about two or three out of 250 code enforcement complaints the city gets each month, Ruiz said.

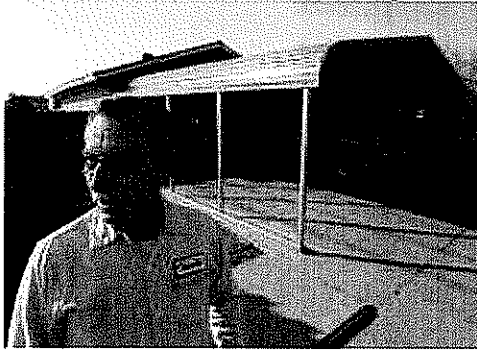
About 90 Selma residents who have car shelters received notices about today's meeting, Gaston said, though city officials want to hear concerns from all residents.

Selma resident Margie Lopez said there is a difference between the makeshift tarp and canvass carports vs. some of the metal shelters that are well-constructed and look just fine.

The makeshift carports "don't last very long and they start to deteriorate and look shaggy," Lopez said.

"But I believe if you have one and it's nice, they should let you keep it," she said.

*The reporter can be reached at [ejimenez@fresnobee.com](mailto:ejimenez@fresnobee.com) or (559) 441-6386.*



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CRAIG KOHLRUSS / THE FRESNO BEE

Russell Whitlock of Selma was cited for his carport, but did not pay his fine after city officials suspended citations. "I'll apply for a permit and pay for the fees," he said. "I don't mind that; whatever I need to do to comply."



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CRAIG KOHLRUSS / THE FRESNO BEE

Ray Castanon says his makeshift carport in the driveway of his Selma home, seen here at right, is a lifesaver from the extreme Valley weather conditions. Without it, Castanon said, "In 100-degree heat, you sit down on those leather seats and it burns your butt." Castanon's carport illustrates an issue Selma and other Valley cities are dealing with: One person's makeshift carport is another person's eyesore.

