



Inter Office Memo

ATTENTION: FOR FINAL ACTION OR MODIFICATION TO OR ADDITION OF CONDITIONS, SEE FINAL BOARD OF SUPERVISORS' ACTION SUMMARY MINUTES

DATE: February 23, 2023

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12977– VARIANCE APPLICATION NO. 4139

APPLICANT: Bret Giannetta

OWNER: Mark Luallen

REQUEST: Allow the creation of a 2.62-acre and a 30.86-acre parcel, from an existing 33.48-acre parcel (gross acreage), in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the east side of N. Highland Ave., approximately 700 feet north of E. Clinton Ave., approximately one-half mile south of the City of Clovis (APN: 309-200-47) (2768 N. Highland Ave.) (Sup. Dist. 5).

PLANNING COMMISSION ACTION:

At its hearing of February 23, 2023, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Chatha and seconded by Commissioner Carver to deny the Variance request stating that they concurred with staff's analysis that the four required Findings could not be made for Variance No. 4139.

This motion passed on the following vote:

VOTING: Yes: Commissioners Chatha, Carver, Hill, and Woolf

No: Commissioner Abrahamian

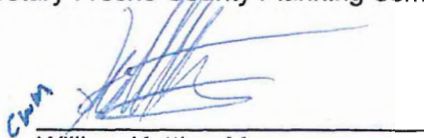
Absent: Commissioners Arabian, Ewell, and Zante

Abstain: None

RESOLUTION NO. 12977

STEVEN E. WHITE, DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By:



William Kettler, Manager
Development Services and Capital Projects Division

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Attachments

EXHIBIT A

Variance Application No. 4139

- Staff: The Fresno County Planning Commission considered the Staff Report dated February 23, 2023 and heard a summary presentation by staff.
- Presenters: The applicant disagreed with the Staff's recommendation. They described their operation and offered the following information to clarify the intended use:
- Twenty-four (24) notices were mailed without any responses from surrounding property members.
 - Finding No.1 presents an unusual circumstance as the property is surrounded by many substandard parcels which do not conform to the twenty-acre parcel size minimum.
 - Finding No. 2 can be made made in part due to the fact the surrounding property members from the same zoning classification having one-acre and two-acre parcels.
 - Finding No. 4 can be made as the variance will conform to the City of Fresno's Southeast Development Plan Area for Neighborhood Residential, of which is anticipated to be annexed into the City of Fresno at a later date. In the interim, the subdivided land will continue to be used for agricultural purposes.
 - With the subdivision in place, the parcels will continue to operate in an agricultural capacity.
- Others: No additional individuals presented information in support of or in opposition to the proposal.
- Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.