



Inter Office Memo

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

DATE: December 10, 2020

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12864 – VARIANCE APPLICATION NO. 4059

APPLICANT: Laurencio Villa

OWNER: Laurencio and Leticia Villa

REQUEST: Allow the creation of a 16,186 square-foot parcel (Parcel 1) and two 7,075 square-foot parcels (Parcel 2 and Parcel 3) from an existing 0.69-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District; reduce the required lot width of Parcel 1 to 121 feet, and Parcel 2 and Parcel 3 to 60.5 feet (165 feet required); reduce the required lot depth of Parcel 1 to 133.6 feet, and Parcel 2 and Parcel 3 to 116.9 feet (170 feet required) and allow 25 feet front yard setback for Parcel 2 and Parcel 3 (35 feet required).

LOCATION: The project site is located on the north side of E. Belmont Avenue, on the northeast corner of its intersection with N. Fine Avenue, approximately 690 feet east of the nearest city limits of the City of Fresno. (4955 E. Belmont Avenue) (SUP. DIST. 3) (APN 456-184-06).

PLANNING COMMISSION ACTION:

At its hearing on December 10, 2020, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Vice Chair Lawson and seconded by Commissioner Chatha to determine the required Findings of Fact for approval of the Variance Application could not be made, concurring with staff's recommendation, and to deny Variance Application No. 4059.

RESOLUTION NO. 12864

EXHIBIT A

Variance Application No. 4059

- Staff: The Fresno County Planning Commission considered the Staff Report dated December 10, 2020 and heard a summary presentation by staff.
- Applicant: The Applicant's representative did not concur with the Staff Report and staff's recommendation. He described the project and offered the following information to clarify the intended use:
- The subject parcel is within an urban area in the City of Fresno's Sphere of Influence (SOI); the City did not elect to annex the property.
 - The parcel is surrounded by residential development in an area devoid of agriculture since 1937; the proposed parcels will be similar in size to the neighborhood single-family lots and be developed with two homes.
 - Regarding Finding No. 2, the proposed parcels are consistent with most surrounding parcels in the neighborhood in lot size and lot dimension.
 - The front yard setbacks for neighboring parcels varies from 25 feet to 35 feet; the proposed 25-foot front yard setback matches the setback on two northerly parcels and is consistent with City's standard for residential lots.
 - We will have no animals on the property contrary to the statements made in the letters of opposition.
 - There are no commercial/offices uses in the AL zoning or in the nearby area per the Roosevelt Community Plan.
 - The neighborhood is developed with curb, gutter, paved street and receives community sewer and water; we will develop parcels per the City's standards and provide sidewalk along Belmont Avenue.
 - Regarding Finding 4, the subject parcel is an in-fill lot located in a residential neighborhood, is not suitable for commercial/office uses, and has not been utilized for agriculture.
 - The Fresno City Council Member District 7 provided a letter of support for the proposal.
- Others: No other individuals presented information in support of or in opposition to the application.
- Correspondence: Two late letters in opposition from residents in the area were provided to the Commission at the start of the meeting, citing concerns over the potential impact of animals on the property.

RESOLUTION NO. 12864

Eleven letters in favor of the application were provided to the Commission at the start of the hearing, citing the project's positive attribute and conformance with the residential characteristics of the area.

WK:ea:cwm

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EXHIBIT B

ATTACHMENT
TO
AGENDA ITEM

FISCAL IMPACT STATEMENT

Variance Application No. 4059

Listed below are the fees collected for the land use applications involved in this Agenda Item:

Variance Application:	\$ 7,561.25 ¹
Preliminary Environmental Review:	259.00 ¹
Health Department Review:	365.00 ²
Agricultural Commissioner Review:	<u>34.00³</u>
Total Fees Collected	\$ <u>8,219.25</u>

¹ Includes project routing, coordination with reviewing agencies, preparation and incorporation of analysis into Staff Report.
² Review of proposal by the Department of Public Health, Environmental Health Division to provide comments.
³ Review proposal to by the County Department of Agriculture.