



Inter Office Memo

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

DATE: November 19, 2020
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12857 - VARIANCE APPLICATION NO. 4084

APPLICANT/OWNER: C&A Farms, LLC

REQUEST: Allow the creation of a 1.18-acre homesite parcel from an existing 40.00-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the west side of S. Rolinda Ave. approximately one-quarter mile south of its intersection with W. Jensen Ave., and approximately four and one half-miles east of the nearest city limits of the City of Fresno (2253 S. Rolinda Ave., Fresno, CA) (SUP. DIST. 1) (APN 025-041-37S).

PLANNING COMMISSION ACTION:

At its hearing of November 19, 2020, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Woolf and seconded by Commissioner Lawson to deny Variance Application No. 4084, based on the Commission's inability to make the required Findings.

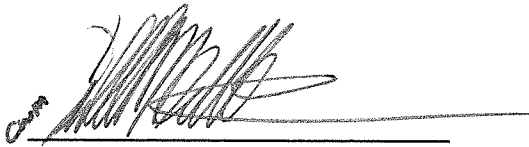
RESOLUTION NO. 12857

This motion passed on the following vote:

VOTING: Yes: Commissioners Carver, Ede, Lawson and Woolf
 No: Commissioners Burgess, Hill, and Abrahamian
 Absent: Commissioners Chatha and Eubanks
 Abstain: None

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

By:



William M. Kettler, Manager
Development Services and Capital Projects Division

WMK:

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Attachments

EXHIBIT A

Variance Application No. 4084

Staff: The Fresno County Planning Commission considered the Staff Report dated November 19, 2020 and heard a summary presentation by staff.

Applicant: The Applicant's representative disagreed with the Staff Report and staff's recommendation. He described the project and offered the following information to clarify the intended use:

- We request that the Commission consider the alternate motion (to approve) listed in the Staff Report.
- We are proposing to create the proposed 1.18-acre parcel to encompass the existing residence and related improvements, which have been in this location for a substantial amount of time, approximately 89 years.
- The residence was built approximately 31 years prior to the passage of the Williamson Act.
- By our calculations, the residence has existed for approximately 41 years prior to the AE-20 Zoning designation. It is our understanding that the previous zoning was A-1, which allowed for much smaller parcels.
- All of the existing improvements have coexisted with the agricultural uses in the area, similar to other farmhouses in the area.
- The subject property owner owns other property in the area; and the property is currently engaged in agricultural production.
- The property is involved in a contractual agreement for sale of the agricultural balance of the property, and the homesite portion of 1.18 acres would be retained by the current owner/applicant.
- The environmental assessment prepared for this proposal indicated either no impact or a less than significant impact, and impacts to farmland were identified as less than significant.
- No future improvements are planned.
- Staff's analysis supported making Finding 3.
- We believe that the four Findings can be made; there are many other smaller "homesite" parcels in the area, as evidenced by the assessors maps of this area and adjacent areas, although the process by which those other parcels came to be is not known to us, we feel that their existence creates precedence supporting the approval of our proposal.

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- As to Finding 4, the use of the site was consistent for many years before the AE-20 Zoning went into effect.
- No increase in water use was anticipated by any reviewing agencies.
- The Fresno County Department of Agriculture expressed no concerns with our proposal; and there would be no reduction in agricultural use of the parcel as a result of our proposal to create the homesite parcel.
- Because the parcel currently contains 40 acres within the AE-20, the owner would be able to subdivide it into two, twenty-acre parcels, and one residence would be allowed on each.
- We would not be apposed to a restriction of one residence placed upon the proposed 1.18-acre parcel; and, we would be willing to record a "right to farm" covenant.

Others: No other individuals presented information in support of or in opposition to the application.

Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.

JS:

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