



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

November 9, 2020

Jenna Chilingirian  
Precision Engineering  
1234 O Street  
Fresno, CA 93721

Dear Applicant:

Subject: Resolution No. 12852 - Variance Application No. 4090

On October 22, 2020, the Fresno County Planning Commission approved your above-referenced project with Conditions. A copy of the Planning Commission Resolution is enclosed.

Since no appeal was filed with the Clerk to the Board of Supervisors within 15 days, the Planning Commission's decision is final.

The approval of this project will expire one year from the date of approval unless a determination is made that substantial development has occurred. When circumstances beyond the control of the Applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Variance.

If you have any questions regarding the information in this letter, please contact me at [tkobayashi@fresnocountyca.gov](mailto:tkobayashi@fresnocountyca.gov) or 559-600-4224.

Sincerely,

Thomas Kobayashi, Planner  
Development Services and Capital Projects Division

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Enclosure

CC: Lennar Fresno, Inc.  
Benjamin F. Letizia and Sharon M. Letizia Living Trust  
James V. Letizia Trustee



## Inter Office Memo

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DATE: October 22, 2020  
TO: Board of Supervisors  
FROM: Planning Commission  
SUBJECT: RESOLUTION NO. 12852 – VARIANCE APPLICATION NO. 4090

APPLICANT: Jenna Chilingirian

OWNER: Lenna Fresno, Inc., and James V. Letizia Trustee

REQUEST: Allow reduction of the minimum parcel size requirement of the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to allow creation of an approximately 5.21-acre parcel from an existing 32.17-acre parcel and 3.25-acre parcel, remaining acreage is to be combined with APN 358-021-39 to result in an approximately 60.21-acre parcel.

LOCATION: The project site is located on the east side of South McCall Avenue, approximately 1,290 feet north of its nearest intersection with East Dinuba Avenue, approximately 1,320 feet north of the city limits of the City of Selma (9676 S. McCall Avenue, Selma, CA) (SUP. DIST.: 4) (APN 358-021-76, 78 and 39).

### PLANNING COMMISSION ACTION:

At its hearing on October 22, 2020, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Chairman Abrahamian and seconded by Commissioner Chatha to determine the required Findings of Fact for approval of the Variance Application could be made, stating that Finding 1 and 2 can be made due to the family having owned the subject parcel for many years, the presence of similarly sized parcels, and combination with the northern parcel for preservation of the same number of legal parcels, and approve Variance Application No. 4090, subject to the Conditions listed in Exhibit B.



EXHIBIT A

Variance Application No. 4090

Staff: The Fresno County Planning Commission considered the Staff Report dated October 22, 2020, and heard a summary presentation by staff.

Applicant: The Applicant did not concur with the Staff Report and staff's recommendation. She described the project and offered the following information to clarify the intended use:

- The existing 3.12-acre parcel is a tax parcel and is not a legal lot of record; the tax parcel was created so that each owner pays property taxes based on their percent ownership.
- We are proposing a lot line adjustment to move the property line between the existing approximately 39.58-acre parcel and northern 30-acre parcel to create the 5.12-acre parcel and 64.37-acre parcel.
- The proposed 5.12-acre parcel is a homesite and is proposed to be owned and utilized by the Letizia family; the remainder of the property is to be sold to the property owners of the north 30-acre parcel and facilitate continued agricultural use; there is no development or change of use.
- There is joint ownership on the subject property with Lennar having ownership since 2007 and the Letizia family since 1965, prior to the AE-20 Zone District coming into effect.
- The proposed lot line adjustment will allow Lennar to remove their interest in the site.
- The site is located within the Sphere of Influence of the City of Selma and is approximately 0.25 miles north of the city limits; the City of Selma has designated this area for medium density residential uses.
- The proposal will allow the continued use of the homesite and agricultural land while facilitating future urban development when annexed into the City of Selma.
- Granting of the Variance will preserve the same property rights that multiple parcels in the vicinity have as those parcels have been allowed to be legally created less than the minimum parcel size requirement.

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

RESOLUTION # 12852

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

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**EXHIBIT B**

**Variance Application No. 4090  
Conditions of Approval and Project Notes**

<b>Conditions of Approval</b>	
1.	Development of the property shall be in accordance with the Site Plan approved by the Planning Commission.

Conditions of Approval reference recommended Conditions for the project.

<b>Notes</b>	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	Typically, any access driveway should be set back a minimum of 10 feet from the property line.
2.	Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an encroachment permit from the Road Maintenance and Operations Division.
3.	Typically, in an arterial classification, if not already present, on-site turnarounds are required for vehicles leaving the site to enter the arterial road in a forward motion, so that vehicles do not back out onto the roadway. Direct access to arterial roads is usually limited to one common point. No new access points are allowed without prior approval, and any existing driveway shall be utilized.
4.	Typically, any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.
5.	If not already present, 10-foot by 10-foot corner cutoffs should be improved for sight distance purposes at the exiting driveway onto McCall Avenue.
6.	South McCall Avenue is classified as an arterial in the General Plan with a recommended right-of-way width of 106 feet. Records for existing right-of-way show a right-of-way width for South McCall Avenue of 60 feet. The applicant should dedicate a minimum of 23 feet of additional road right-of-way across the parcel frontage on South McCall Avenue.
7.	South Duke Avenue is classified as local in the General Plan with a recommended right-of-way width of 60 feet. Records for existing right-of-way show a right-of-way width for South Duke of 40 feet. The applicant should dedicate a minimum of 10 feet of additional right-of-way across the parcel frontage on South Duke Avenue.
8.	Typically, a grading permit or voucher is required for any future grading proposed with this application.
9.	If future development is sought, the project/development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.
10.	The project/development may be required to annex into the Community Facilities District No. 2010-01 of the Fresno County Fire Protection District.
11.	It is recommended that the applicant consider having the existing septic tanks pumped and have the tank and leach lines evaluated by an appropriately licensed contractor if it has not been serviced and/or maintained within the last five years. The evaluation may indicate possible repairs, additions, or require the proper destruction of the system
12.	The locations of the onsite sewage disposal area should be identified and cordoned off to prevent farm traffic from driving over, causing damage and possible failure of the septic system.
13.	If any underground storage tank(s) are found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division.

**Notes**

14. As a measure to protect ground water, any water wells or septic systems that exist or that have been abandoned within the project area, not intended for future use and/or use by the project, shall be properly destroyed. For those wells located in the unincorporated area of Fresno County, the applicant shall apply for and obtain a permit(s) to destroy water well(s) from the Fresno County Department of Public Health, Environmental Health Division prior to commencement of work. The destruction and construction of wells can only be completed by a licensed C-57 contractor

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