



# Inter Office Memo

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DATE: June 9, 2022  
TO: Board of Supervisors  
FROM: Planning Commission  
SUBJECT: RESOLUTION NO. 12945 – VARIANCE APPLICATION NO. 4118

APPLICANT: Jenna Chilingirian (Precision Engineering)

OWNER: Criss Cruz

REQUEST: Variance to waive road frontage and minimum lot requirement in the AE-20 (Exclusive Agricultural 20-acre minimum parcel size) Zone District to allow for the creation of two parcels: Parcel A (1.19-acres) and Parcel B (1.13-acre) from the existing 2.32-acre parcel.

LOCATION: The subject parcel is located on the west side of N. Minnewawa Avenue 850 feet south of E. Copper Avenue approximately 0.9 miles east from the City of Clovis (APN: 580-050-28) (10801 N. Minnewawa Avenue) (Sup. Dist. 5).

## PLANNING COMMISSION ACTION:

At its hearing of June 9, 2022, the Commission considered the Staff Report and testimony (summarized in Exhibit A). A motion was made by Vice-Chairman Hill and seconded by Commissioner Arabian to determine, in agreement with the Staff Report, that the four required Findings could not be made. Based on the inability to make all four required findings, a motion was made to deny Variance Application No. 4118.

This motion passed on the following vote:

VOTING: Yes: Commissioners Hill, Arabian, Abrahamian, Carver, Chatha, Ewell  
Woolf, and Zante  
No: None  
Absent: None  
Abstain: None

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

NOTES:

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Attachments

EXHIBIT A

Variance Application No. 4118

Staff: The Fresno County Planning Commission considered the Staff Report dated June 9, 2022 and heard a summary presentation by staff.

Presenters: The applicant disagreed with the Staff's recommendation. They stated the variance findings can be made and offered the following information to clarify the intended use:

- There is an unusual circumstance as the property is surrounded by one-acre and two-acre parcels. In addition, the parcel is already substandard in size.
- Finding Two can be made in part due to the existing parcels surrounding the subject parcel. The applicant wishes to conform to similar lot patterns consistent with the surrounding parcels.
- This constitutes a substantial property right as parcels in the area with the same zoning classification also have one-acre and two-acre parcels in the vicinity.
- Finding Four can be made because the subdivided land is consistent with the land use patterns demonstrated from parcels within the vicinity.

Correspondence: Four letters in opposition to the proposal were presented to the Planning Commission stating concerns with increased residences and the negative impacts on existing properties including the impacts of additional wells on the water table, and increased traffic.

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