



# Inter Office Memo

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

DATE: May 19, 2022  
TO: Board of Supervisors  
FROM: Planning Commission  
SUBJECT: RESOLUTION NO. 12942 - VARIANCE APPLICATION NO. 4125

APPLICANT: Larry King

OWNER: David and Carrie King

REQUEST: Allow for the creation of four substandard sized two-acre lots and a two-acre remainder from an existing 10-acre parcel and waiver of the road frontage requirements. the AL-20 (Limited Agricultural, 20-acre minimum) Zone District.

LOCATION: The project site is located on the northwest corner of 6th Ave. Drive and Mehlert Avenue, adjacent to the City of Kingsburg to the east (APN: 395-030-11) (863 6th Ave. Drive) (Sup. Dist. 4).

**PLANNING COMMISSION ACTION:**

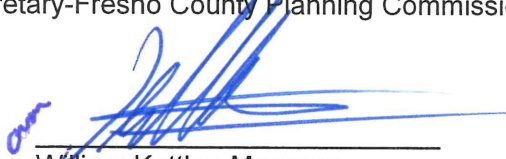
At its hearing of May 19, 2022, the Commission considered the Staff Report and testimony (summarized in Exhibit A). A motion was made by Vice-Chair Hill and seconded by Commissioner Chatha to determine that all four required variance Findings could not be made. Based on the inability to make the required Findings, a motion was made to deny Variance No. 4125.

This motion was passed on the following vote:

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

RESOLUTION NO. 12942

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

By:   
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William Kettler, Manager  
Development Services and Capital Projects Division

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Note:

Attachments

## EXHIBIT A

### Variance Application No. 4125

- Staff:** The Fresno County Planning Commission considered the Staff Report dated May 19, 2022 and heard a summary presentation by staff.
- Presenters:** The applicant disagreed with the Staff's recommendation and stated the stated variance findings can be made and offered the following information to clarify the intended use:
- The parcel presents an unusual circumstance as it is surrounded by one-acre and two-acre parcels. In addition, the parcel is already substandard in size.
  - Finding No. 2 can be made in part due to the existing parcels surrounding the subject parcel. I wish to conform to similar lot patterns consistent with the surrounding parcels. This constitutes a substantial property right as members from the same zoning classification also have one-acre and two-acre parcels in the vicinity.
  - The proposed project would be in conformance to the General Plan, as the subdivided land will continue to be used for agricultural purposes.
  - We communicated with the neighbors who did not express concerns with the proposal.
- Others:** The son of the Applicant spoke in favor of the application stating the proposed parcels will be used for agricultural purposes (micro farming).
- Two neighbors voiced their opposition to the project. They asserted the newly created parcels would increase both residential density and increase water consumption, further lowering the water table in the area.
- City of Kingsburg:** The City of Kingsburg Community Development Director opposed the project stating current policies for residences to connect to city sewer and water are only to be used in extreme circumstances, of which this project does not qualify. In addition, further subdividing parcels would be inconsistent with the City of Kingsburg's General Plan as this would essentially create residential parcels as opposed to the Plan's intent for agricultural preservation.
- Correspondence:** One letter was distributed to the Planning that expressed opposition to the project stating concerns regarding increased residents and traffic in the area and the negative impact on surrounding properties from additional wells which would further lower the water table.