










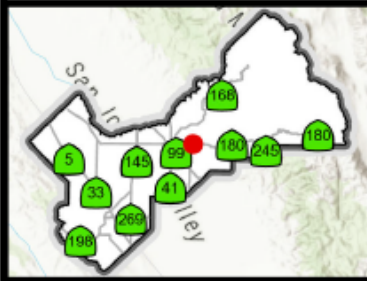
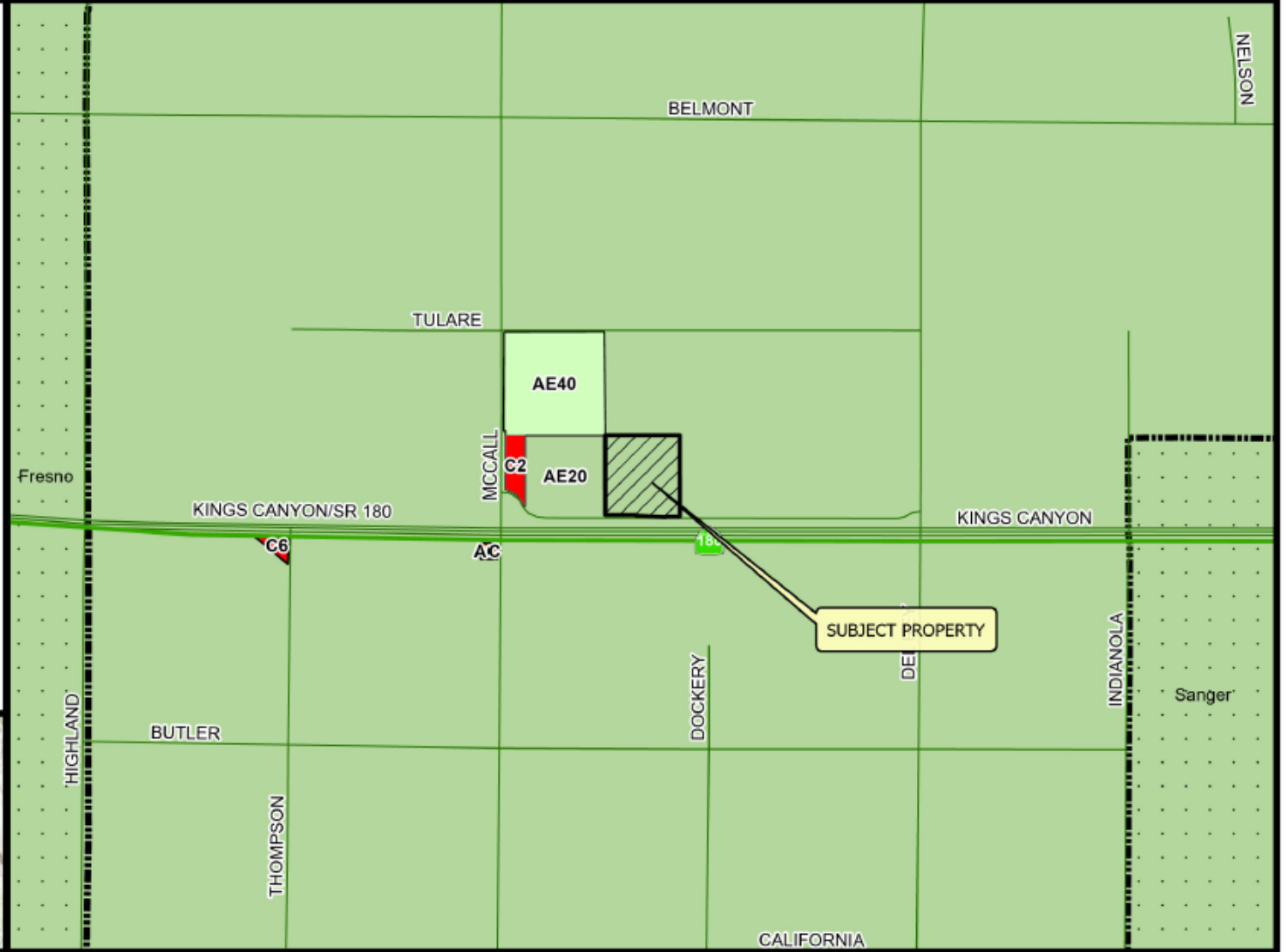
DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

VA 4153



Legend

-  Subject Property
-  City Sphere of Influence
-  C6
-  AC
-  AE20
-  AE40
-  C2

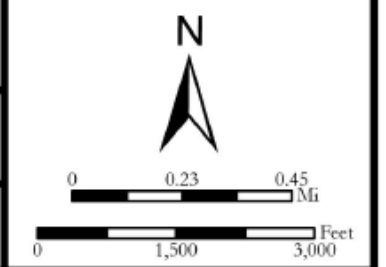


Existing Zoning Map

VA4153
STR 5 - 14S / 22E

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 7/20/2023



EXISTING PARCELS

E Tulare Ave

N McCall Ave

34.68 +/- Ac.

21.51 +/- Ac.

E Kings Canyon N

180



PROPOSED PARCELS WITH VARIANCE

E Tulare Ave

E Tulare Ave

E Tulare Ave

N McCall Ave

24.60 +/- Ac.

24.60 +/- Ac.

7.00 +/- Ac.

E Kings Canyon N

E Kings Canyon N

E Kings Canyon N

180





Hearing	Recommendation	Action
Planning Commission December 14, 2023	Staff recommended denial based on inability to make findings 1, 2, and 4.	Planning Commission Denied based on the inability to make findings 1, 2, and 4, Applicant appealed to Board of Supervisors.
Board of Supervisors March 19, 2024	Planning Commission denied based on the inability to make findings 1, 2, and 4	Applicant requested that the Board of Supervisors continue the item to a date uncertain. The Board of Supervisors made a motion to continue the item and refer it back to the Planning Commission.

Findings	Description	Findings Met
1	Exceptional or extraordinary circumstances	NO
2	Preserves property right possessed by others	NO
3	No adverse effect on neighborhood	YES
4	General Plan consistency	NO



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