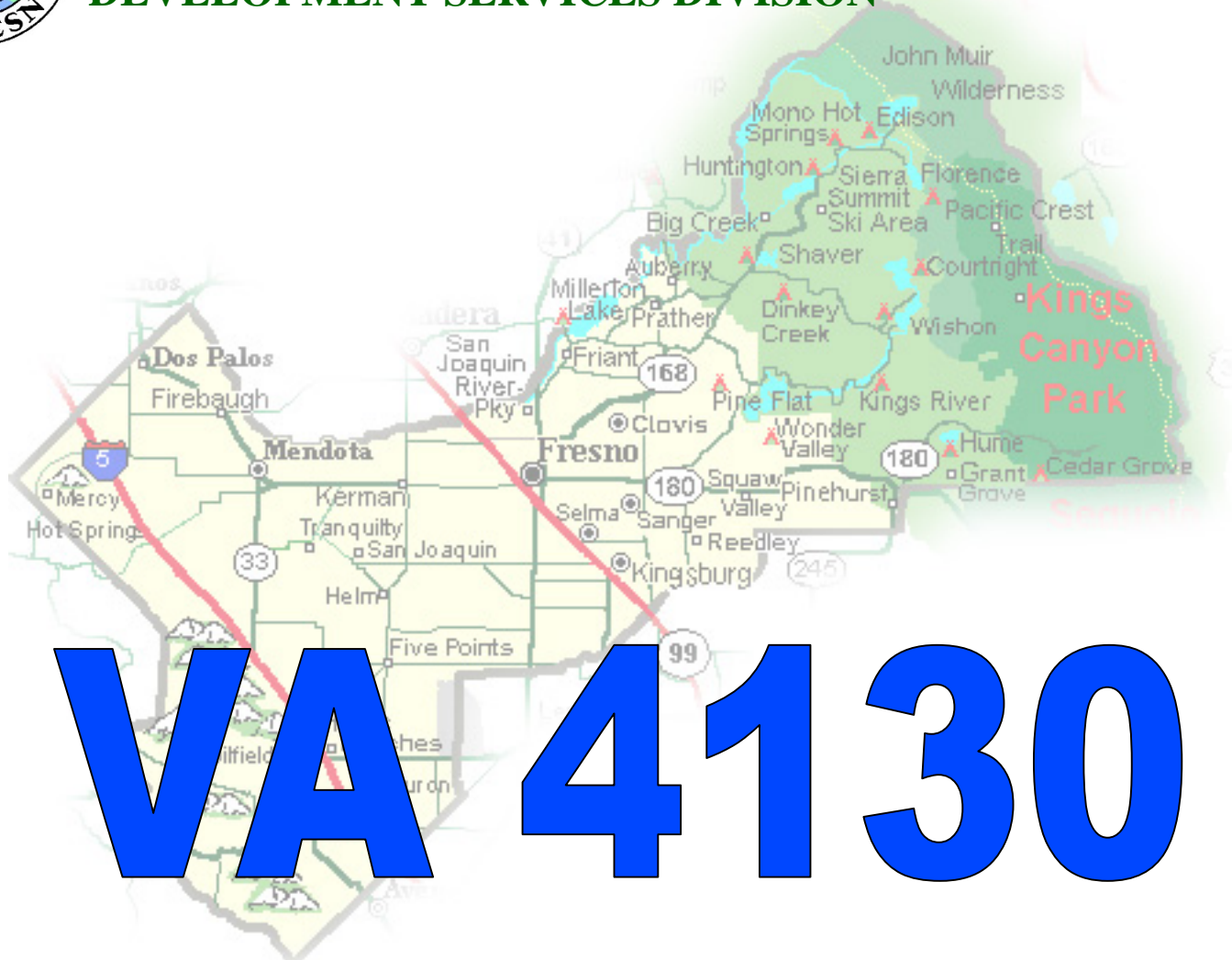




DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION



VA 4130

Background

- Project originally requested subdivide parcels into three
- November 17, 2022- PC Continued item to date uncertain
 - Current request for two parcels:
 - 3.8-acre parcel
 - 1-acre parcel

Current Parcel Size

4.82-acres

Applicant Desire

Parcel A: 3.80-acres

Parcel B: 1-acre

- Current nonconforming status does **NOT**
ALLOW FOR FURTHER SUBDIVISION

LOCATION MAP

VA 4130

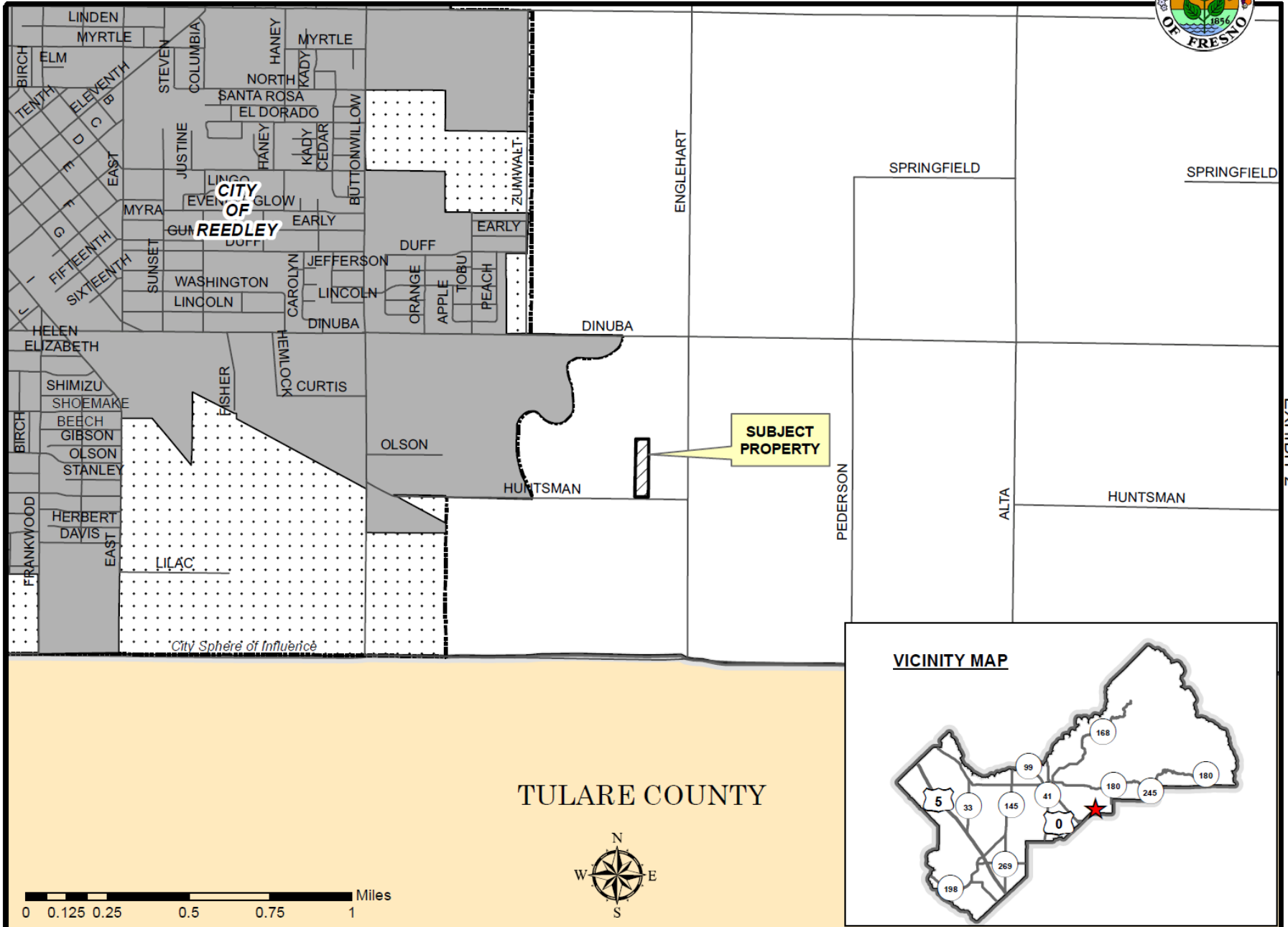
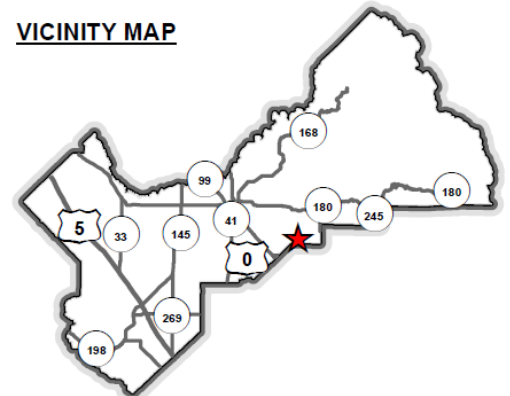
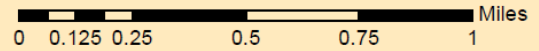


EXHIBIT 2

VICINITY MAP



TULARE COUNTY



APPROVED VARIANCES WITHIN A QUARTER MILE RADIUS

VA 4130

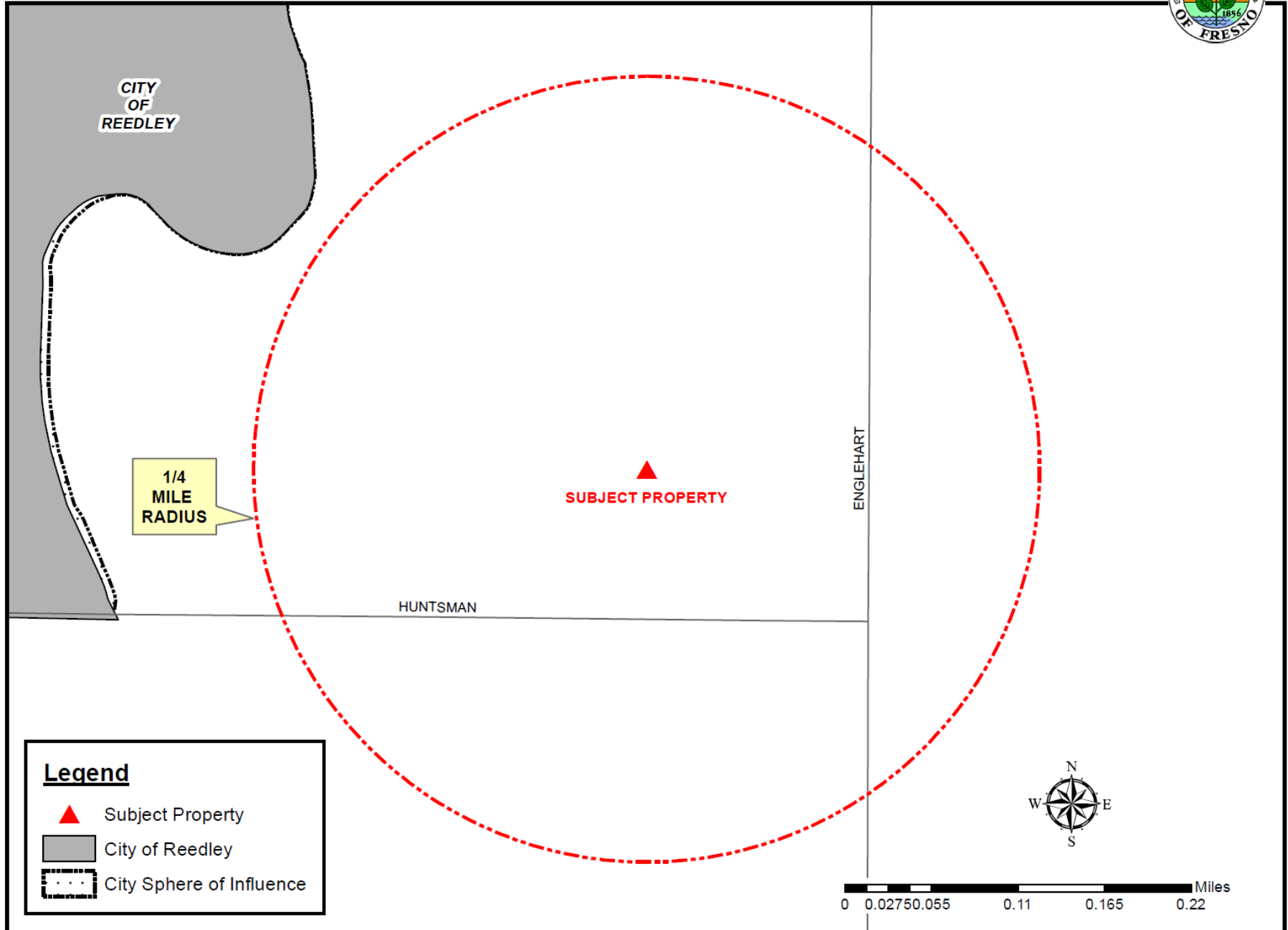
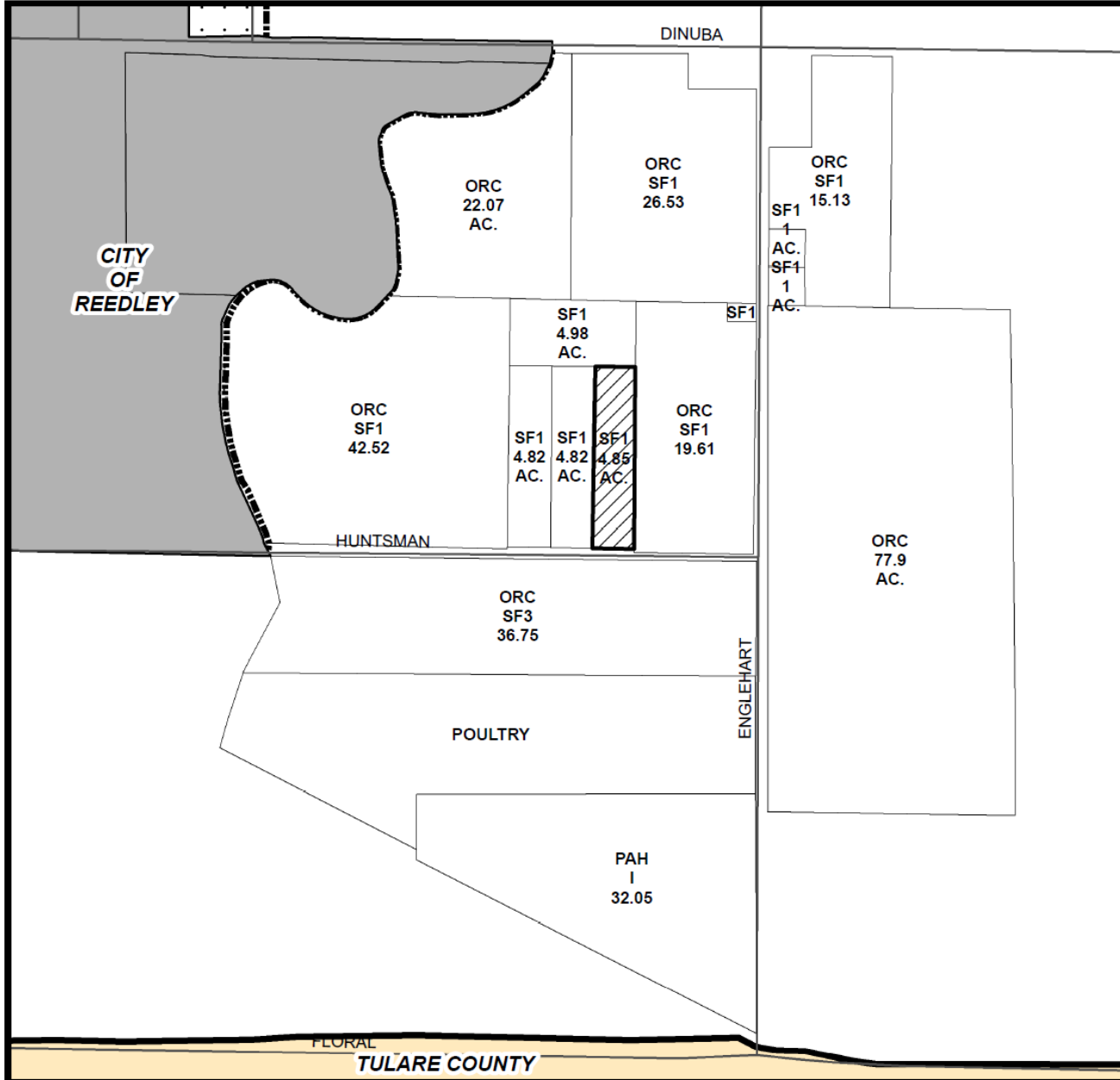


EXHIBIT 5



VA 4130

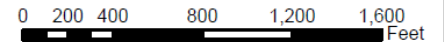
EXISTING LAND USE MAP



LEGEND	
I - INDUSTRIAL	
ORC - ORCHARD	
PAH - PACKING HOUSE	
SF# - SINGLE FAMILY RESIDENCE	
V - VACANT	

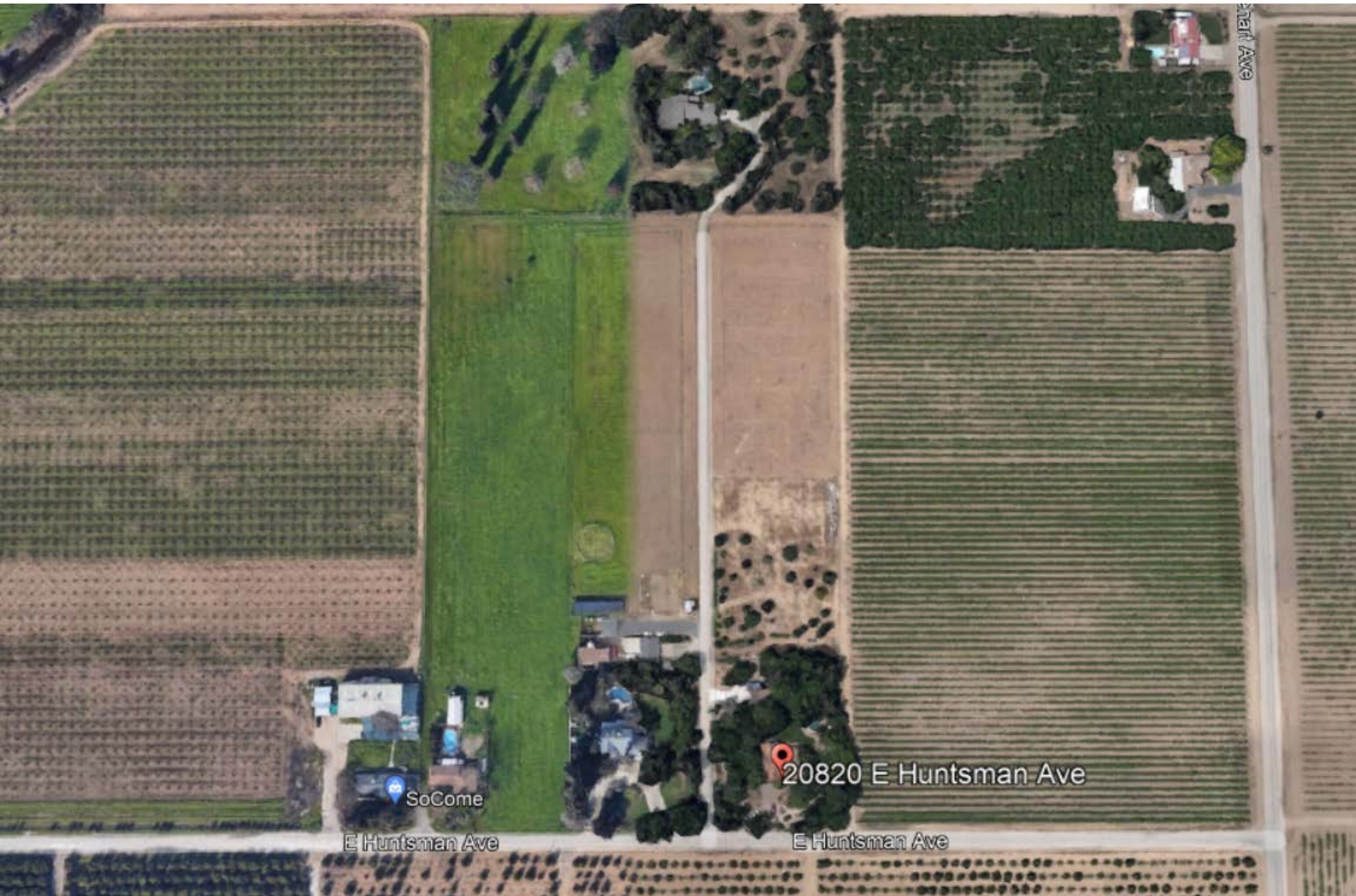
LEGEND:

-  Subject Property
-  City of Reedley



Department of Public Works and Planning
Development Services Division

EXHIBIT 4



Huntsman Ave

20820 E Huntsman Ave

SoCome

E Huntsman Ave

E Huntsman Ave

EXHIBIT 8

EXHIBIT 8



North



Northwest



South



Southeast



Southwest



West





Government Code Section 65906

THIS WOULD BE A SPECIAL PRIVILEGE

Inconsistent with Government code section 65906

“...shall constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.”

Findings	Description	Findings Met
1	Exceptional or extraordinary circumstances or conditions	NO
2	Necessary for the preservation and enjoyment of a substantial property right of the applicant	NO
3	No adverse effect on surrounding neighborhood	YES
4	Not contrary to the objectives of the General Plan	NO

PLANNING COMMISSION MOTIONS:

Recommended Motion (Denial Action)

- Move to determine that the required Findings cannot be made and move to deny Variance Application No. 4130; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Approval Action)

- Move to determine the required Findings can be made and move to approve Variance Application No. 4130, subject to the Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Recommended Conditions of Approval and Project Notes:

- See Exhibit 1