



DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

VA 4116

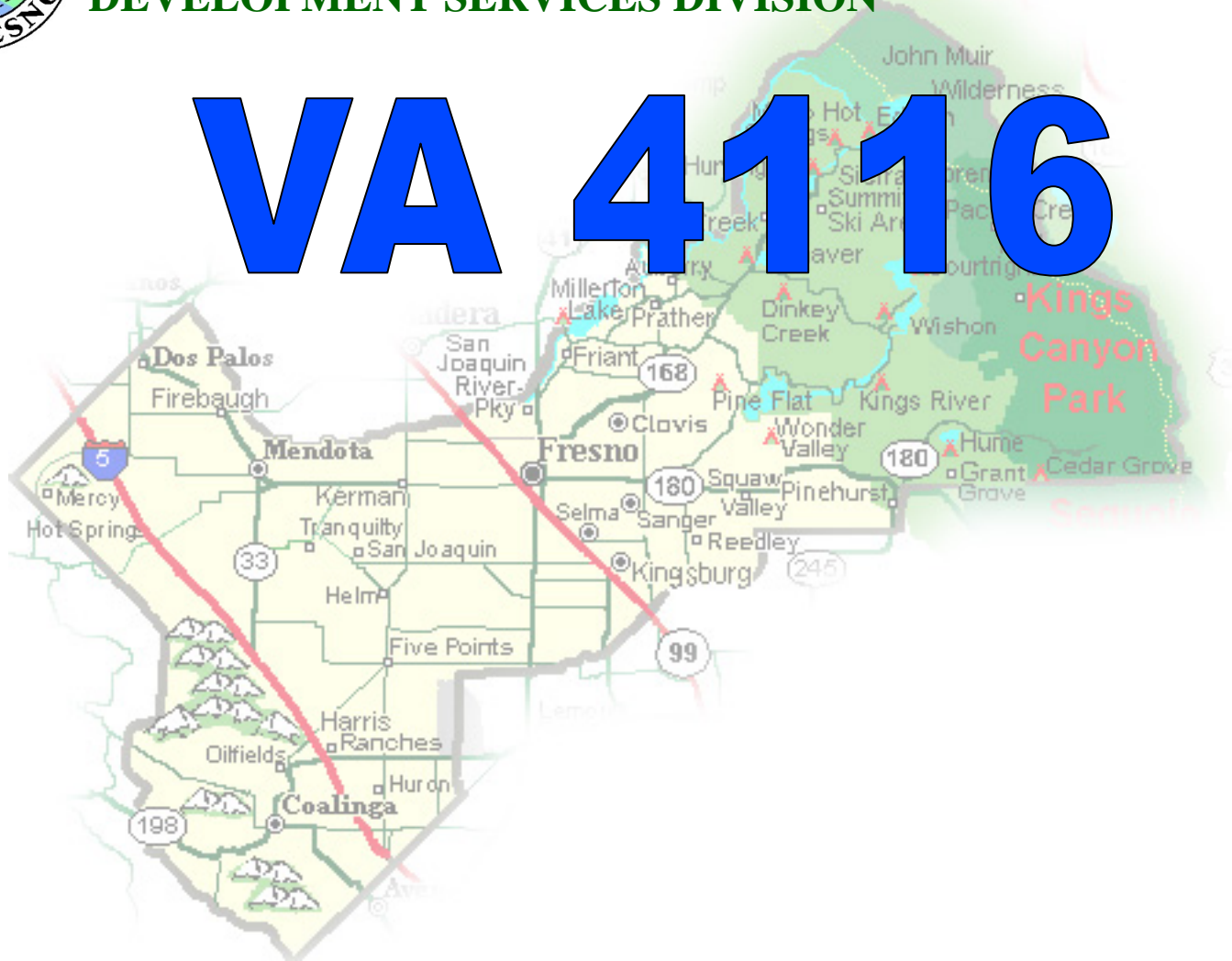


EXHIBIT 2 LOCATION MAP

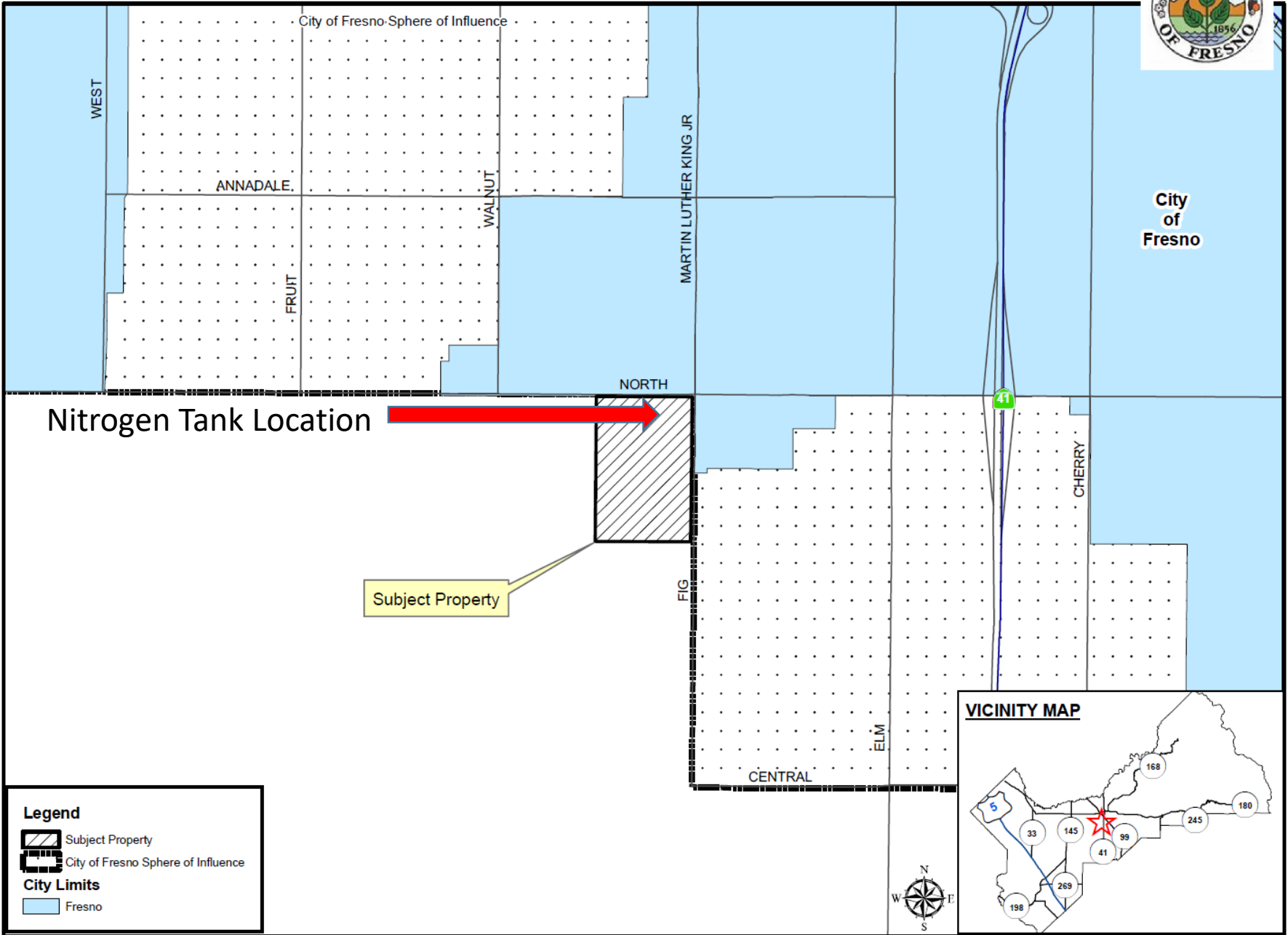
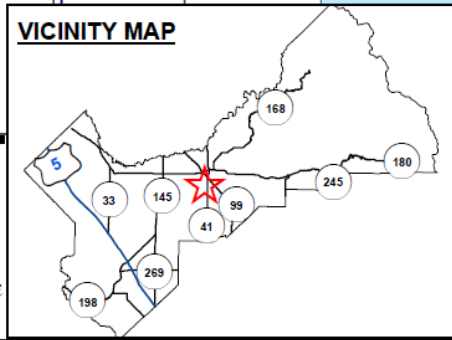


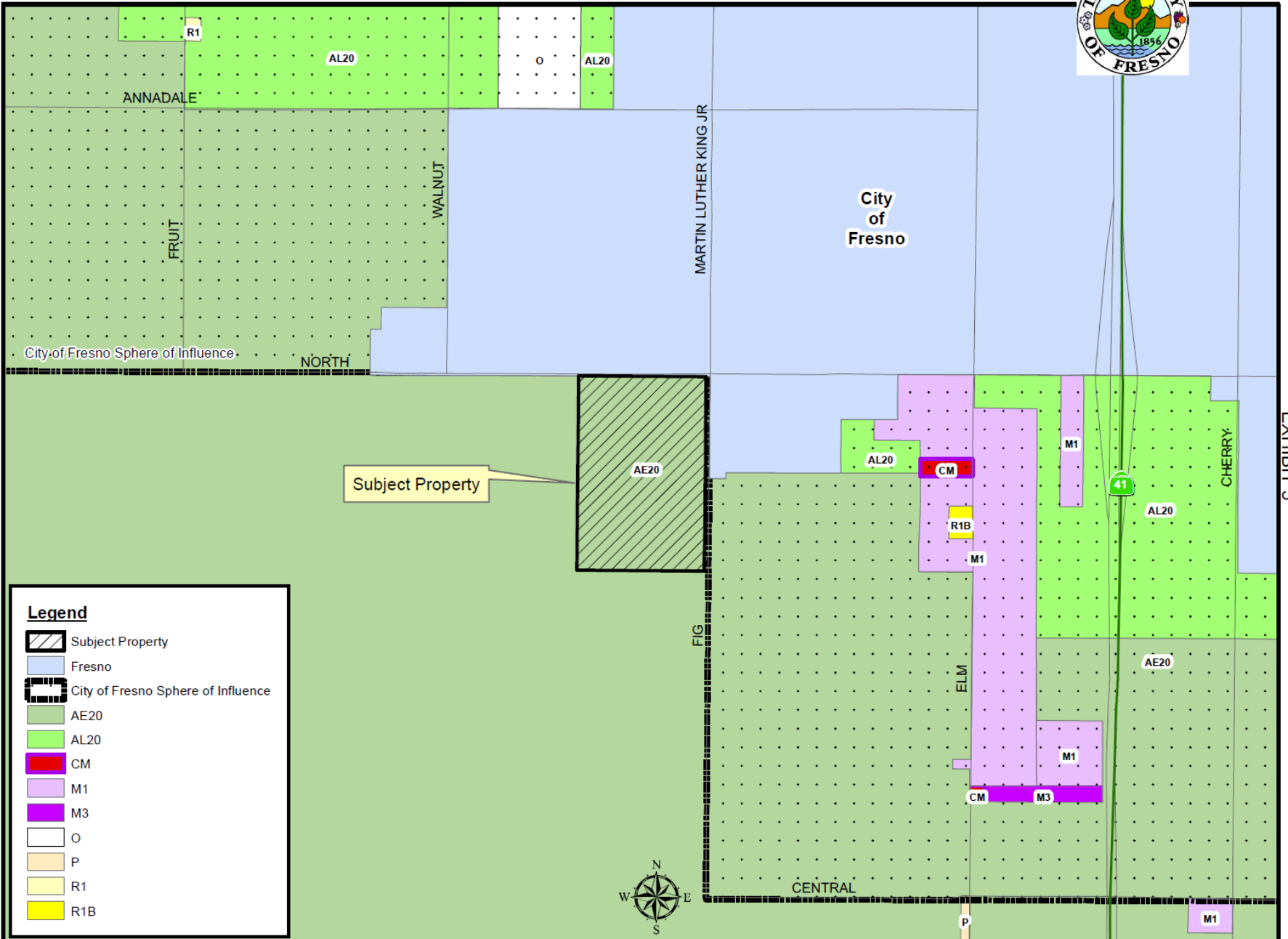
EXHIBIT 2



Legend

- Subject Property
- City of Fresno Sphere of Influence
- City Limits**
- Fresno



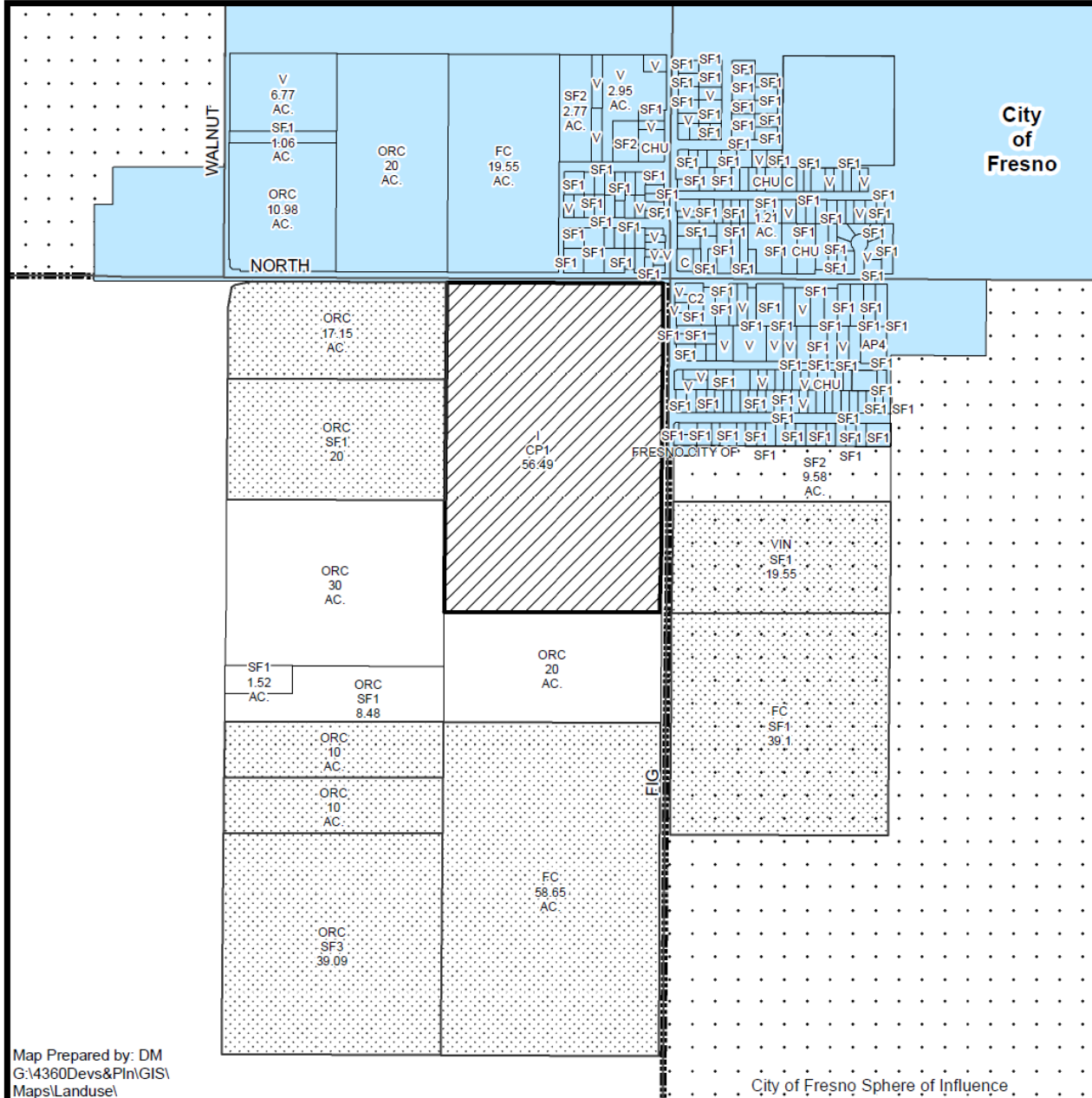


Legend

- Subject Property
- Fresno
- City of Fresno Sphere of Influence
- AE20
- AL20
- CM
- M1
- M3
- O
- P
- R1
- R1B





EXHIBIT 4 EXISTING LAND USE MAP

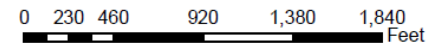


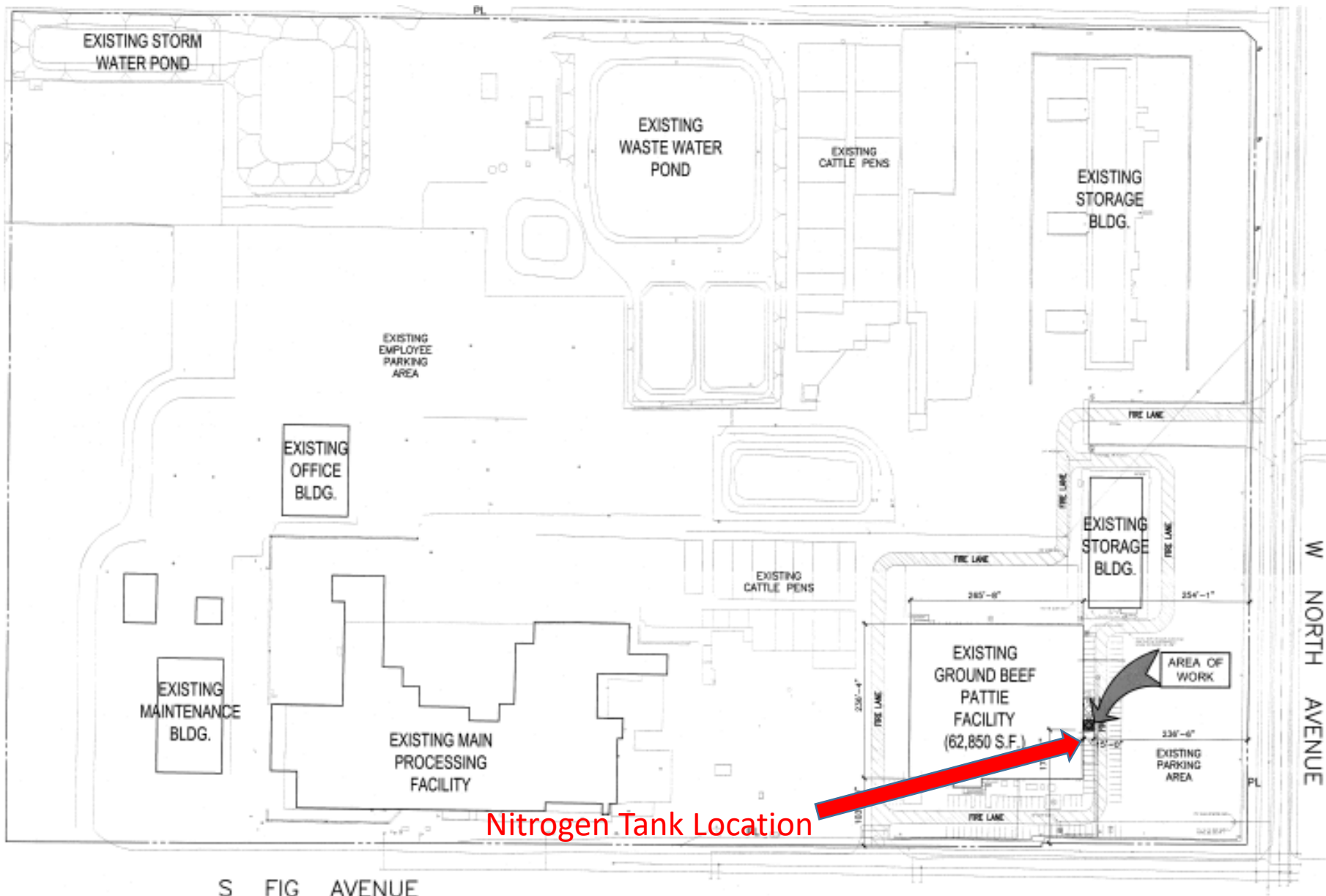
LEGEND

- AP1 - APARTMENT
- C - COMMERCIAL
- C# - COMMERCIAL
- CHU - CHURCH
- FC - FIELD CROP
- I - INDUSTRIAL
- ORC - ORCHARD
- SF# - SINGLE FAMILY RESIDENCE
- V - VACANT
- VIN - VINEYARD

LEGEND:

-  Subject Property
-  Ag Contract Land





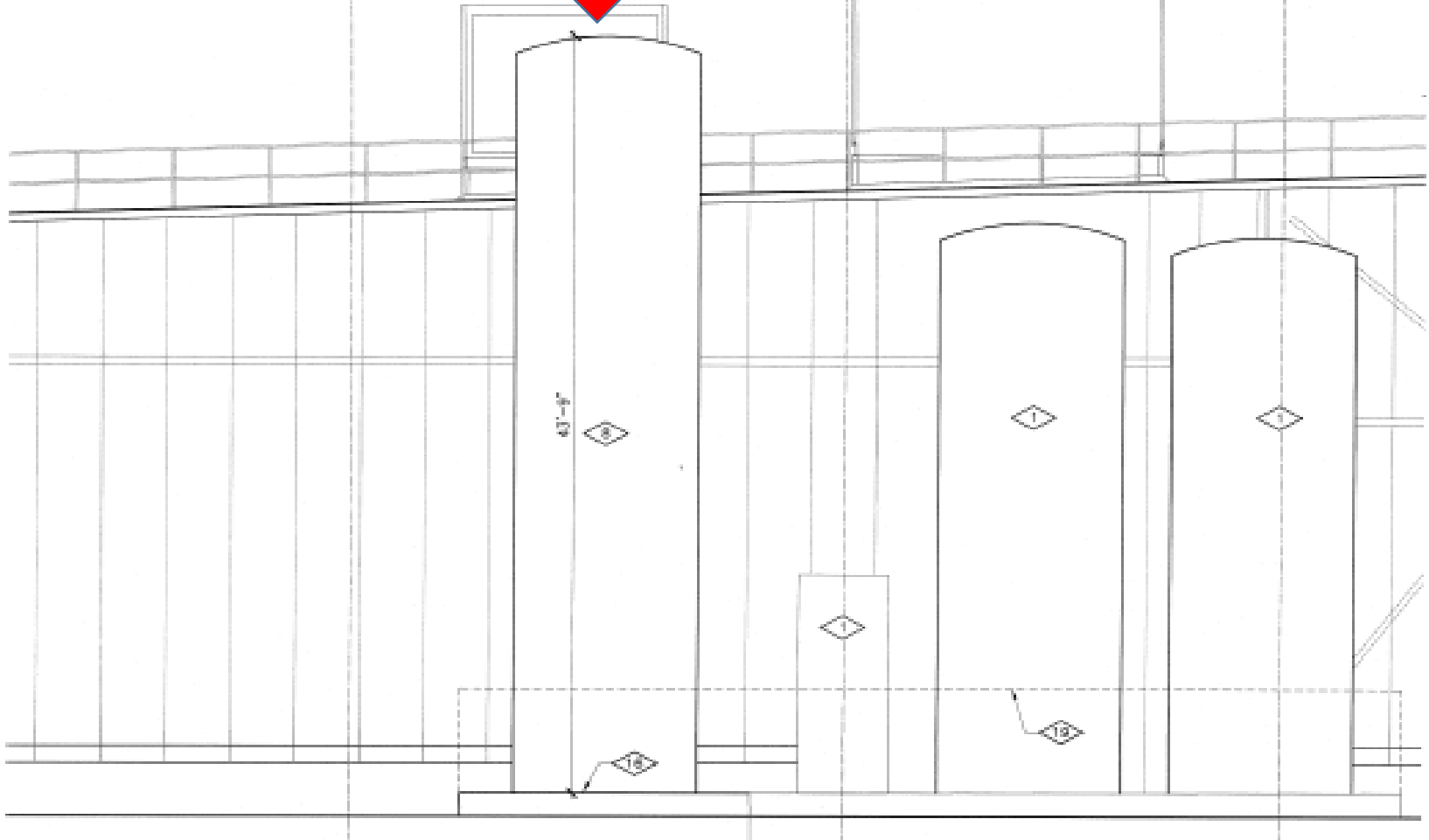
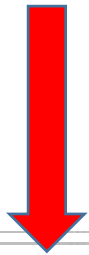
5 FULL SITE PLAN
- NTS

E.5

E

D.6

43" 9' in height



△ PARTIAL NORTH ELEVATION
3/16" = 1'-0"

The County Planning Staff Report supports 2 out of 4 findings

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

Variance Finding 1

- The conditions are **NOT** exceptional
- There is not any physical constraint that requires this tank to be of this height
- Existing tanks located next to it are lower in height and there is ample area onsite for reconfiguration of the installation

Variance Finding 2

- The applicant asserts that need for nitrogen as part of the cooling process for the beef constitutes a substantial property right.
- This does **NOT** constitute a substantial property right
- The height limitation does not preclude the property from being used for its intended use, it is just an inconvenience for the applicant

PLANNING COMMISSION MOTIONS

Recommended Motion (Denial Action)

Move to determine that the required Findings 1 and 2 cannot be made (as stipulated by Staff) and move to deny Variance Application No. 4116; 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 (state basis for making the findings) and move to approve Variance Application No. 4116, subject to the Conditions of Approval listed in Exhibit 1; and

Direct the Secretary to prepare a Resolution documenting the Commission's action