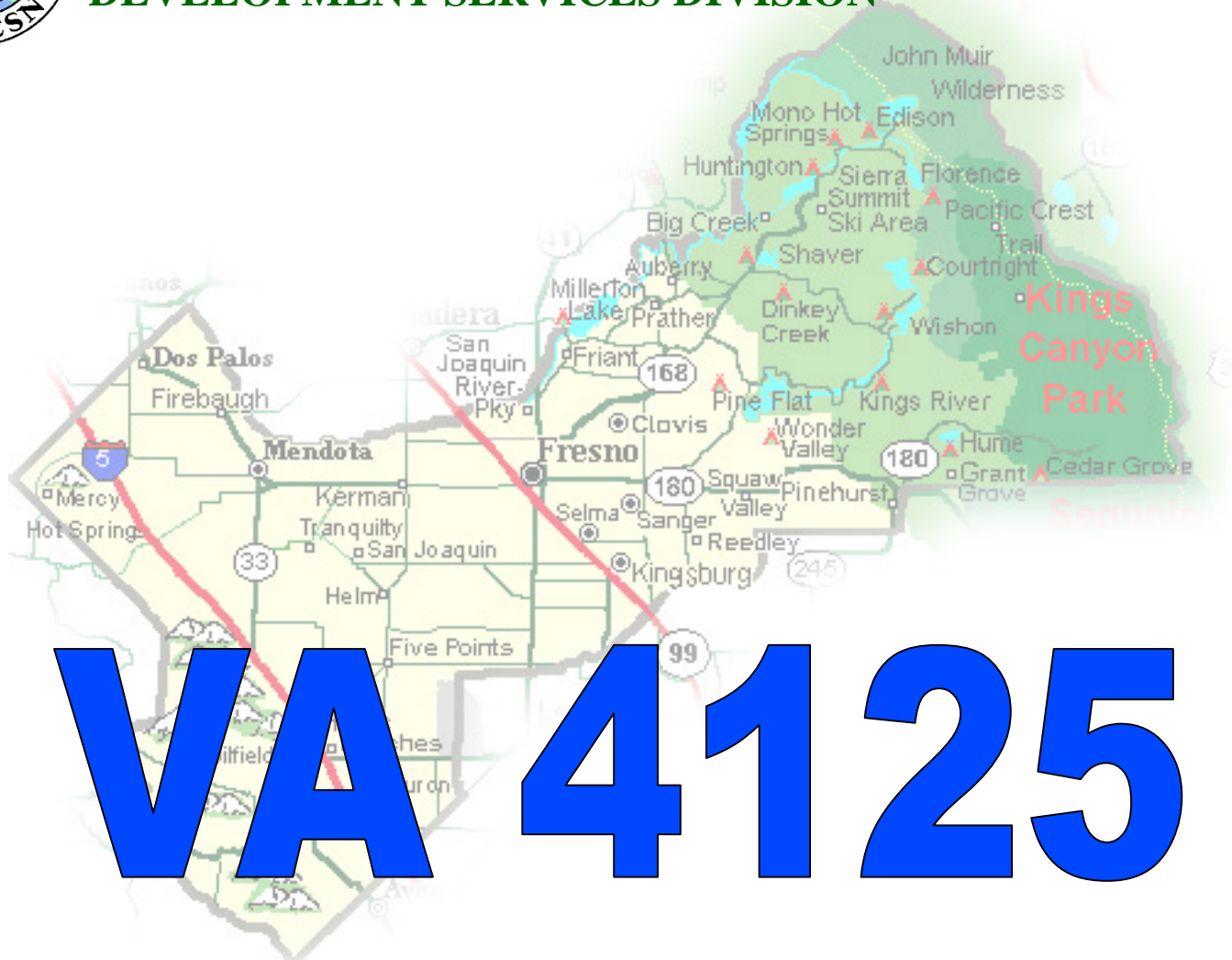




DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION



VA 4125

BACKGROUND INFORMATION:

- Currently Zoned AL-20 (Limited Agricultural, 20-acre minimum)
Zone District.
 - Parcels less than 20-acres not allowed
- General Plan's intent to prevent parcellation with 20-acre minimum
- Variance request due to difficulties in large scale to continue their farming operation (See Exhibit 8).

LOCATION MAP

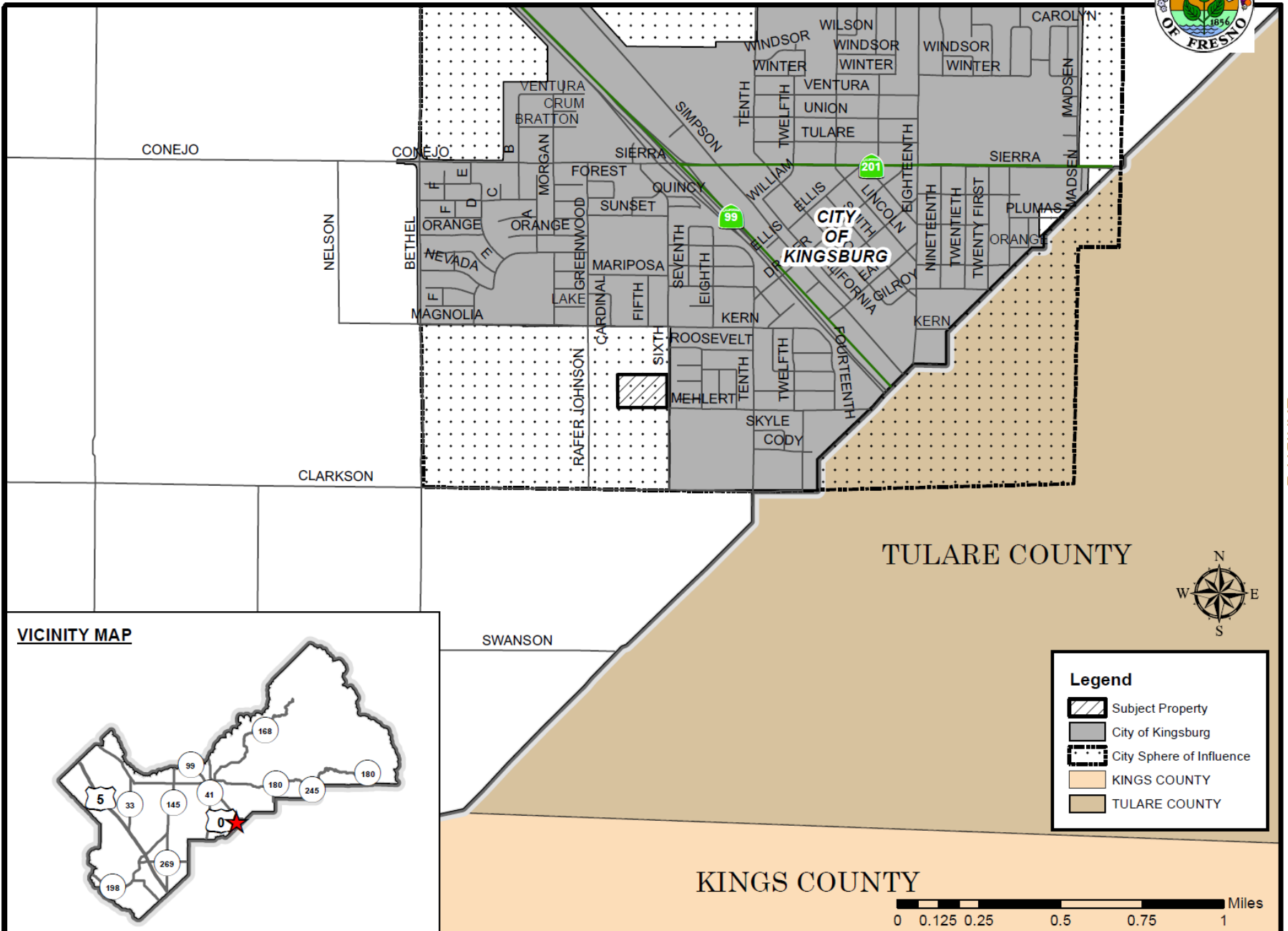
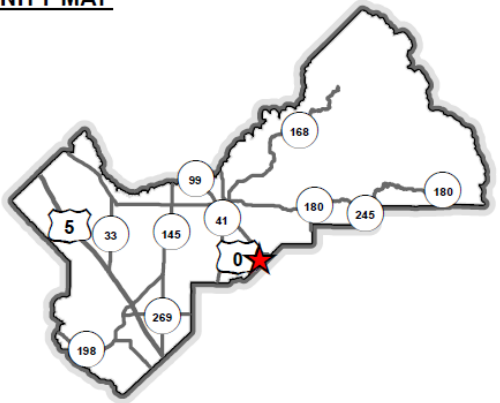







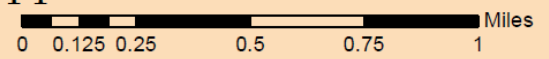
EXHIBIT 2

VICINITY MAP



Legend

-  Subject Property
-  City of Kingsburg
-  City Sphere of Influence
-  KINGS COUNTY
-  TULARE COUNTY



EXISTING ZONING MAP

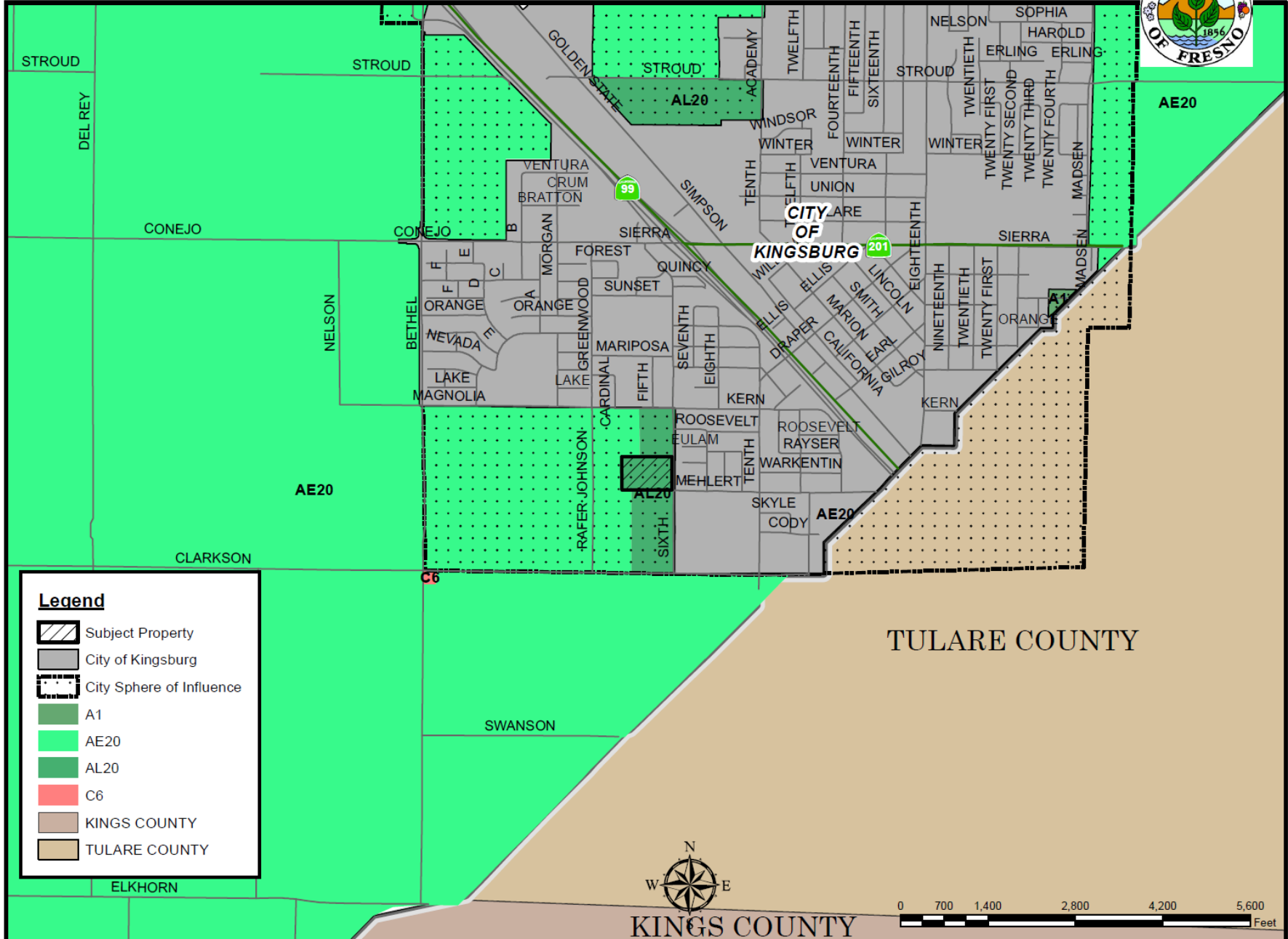
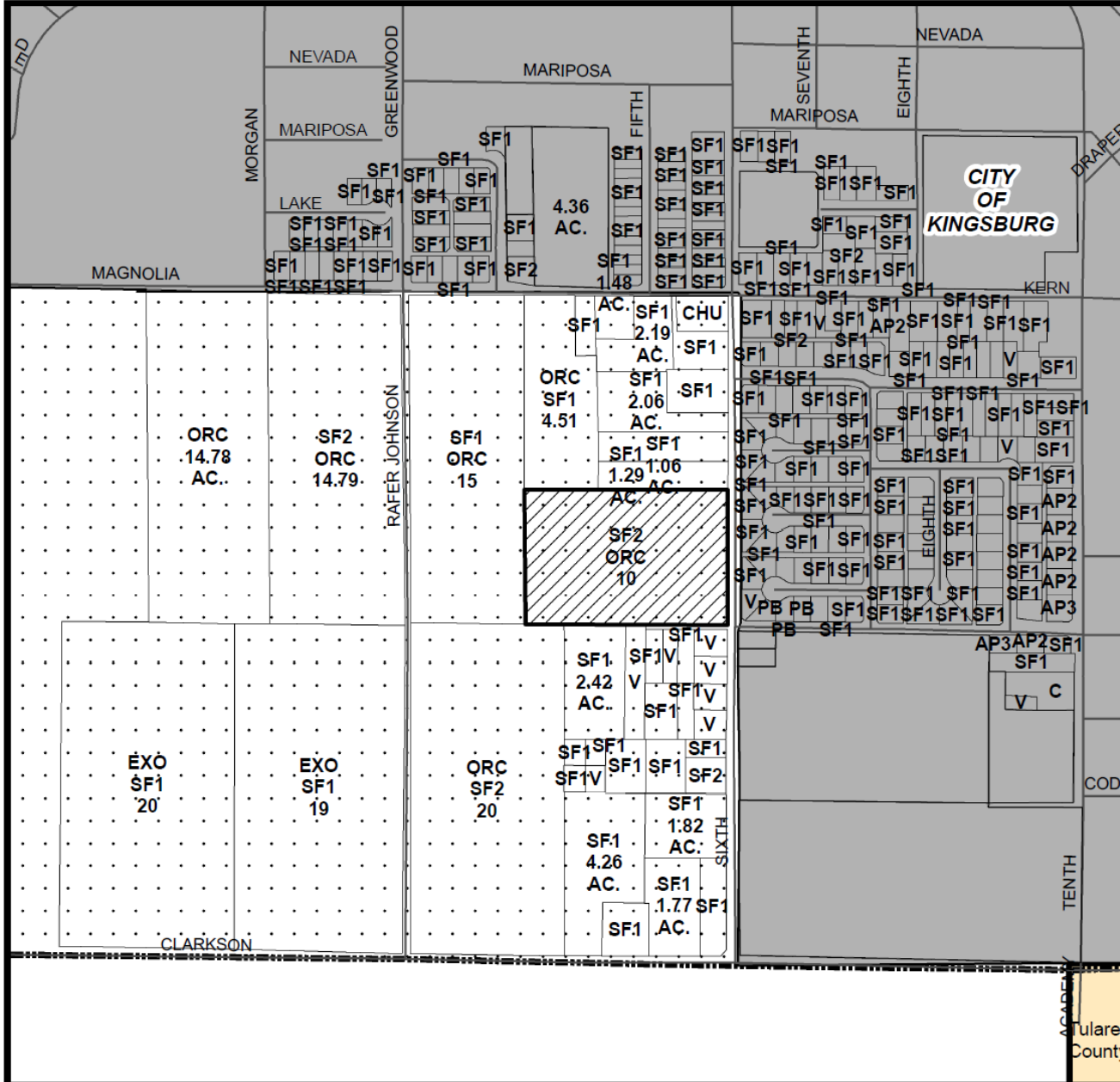


EXHIBIT 3





EXISTING LAND USE MAP

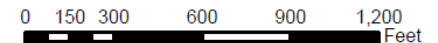
VA 4125



LEGEND	
AP1	- APARTMENT
C	- COMMERCIAL
CHU	- CHURCH
EXO	- EXOTIC CROP
ORC	- ORCHARD
PONDING BASIN	
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

LEGEND:

-  Subject Property
-  City of Kingsburg
-  City Sphere of Influence
-  Tulare County



Department of Public Works and Planning
Development Services Division

West Kern St.

Kern Street

6th Avenue Drive

Church of Christ

City of Kingsburg

Eulam Street

Warkentin St.

Marell Street

7th Ave. Dr.

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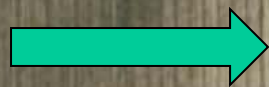
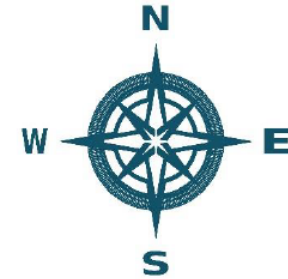
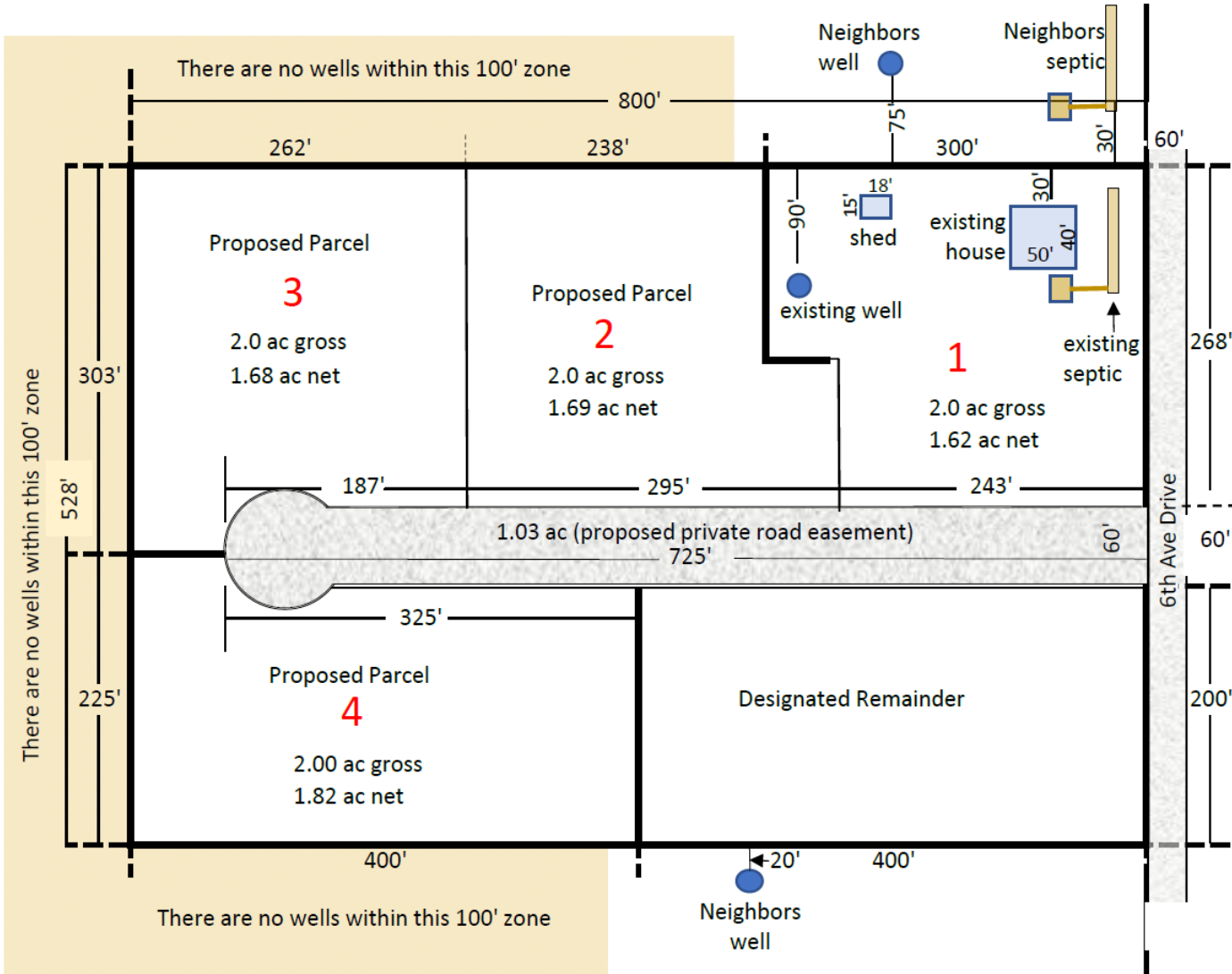


EXHIBIT 5
Project Location: 863 6th Avenue Drive, Kingsburg, CA 93631
Lot proposal for APN: 395-030-11

Total Current Gross Acreage 10.0 acres



1 cm = 50 ft

Gross Current Parcel
 Dimensions are:
 825' x 528'

S/E Crnr looking West



S/W crnr looking North



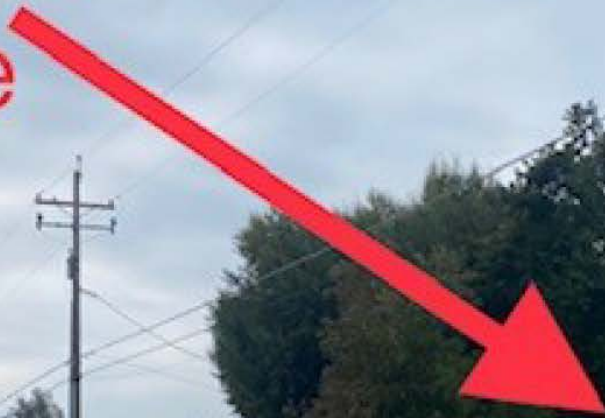
Middle of east side looking North

863 6th Ave



N/E crnr looking South

863 6th Ave



City of Kingsburg Objects Project

Applicant's Operational Statement Claim	City of Kingsburg Review Holly R Owen, AICP Community Development Director City of Kingsburg
“The City of Kingsburg has given permission to connect with city water and sewage for the current residence and tacit permission for any of the new parcels who chose to do so.”	“We are not aware of this statement being made to the applicant by the City”
	“We feel that the findings for a variance cannot be made for this project”

- City of Kingsburg's City policy requires parcels in the City limits to be connected to water and sewer services.
- Applicant doesn't meet the threshold

Government code Section 65906

PARCEL CREATION NECESSARY

‘It would eliminate the undue hardship’

‘Used in manner consistent with zoning’ (Exhibit 8)

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. 4125; 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. 4125, 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