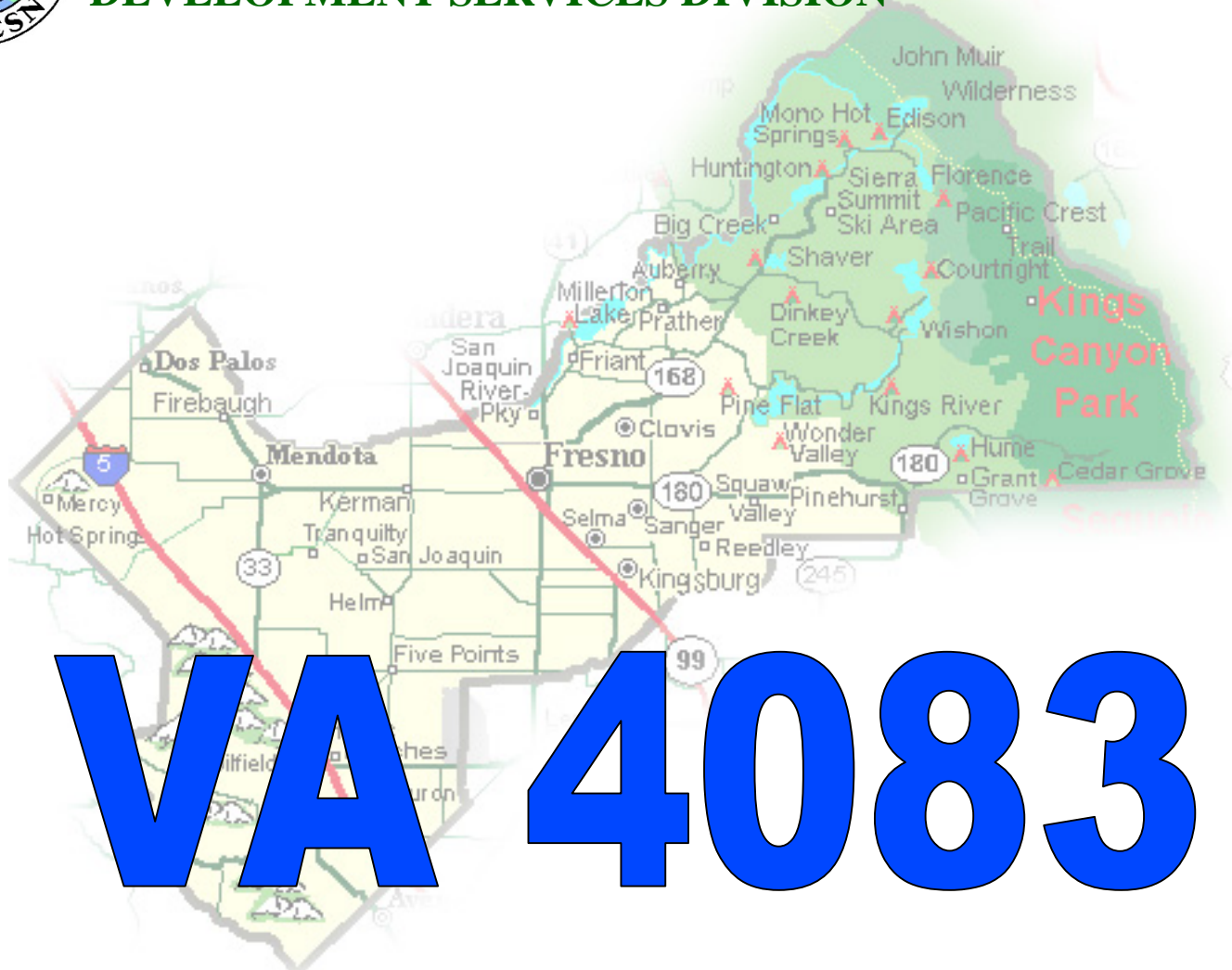




DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

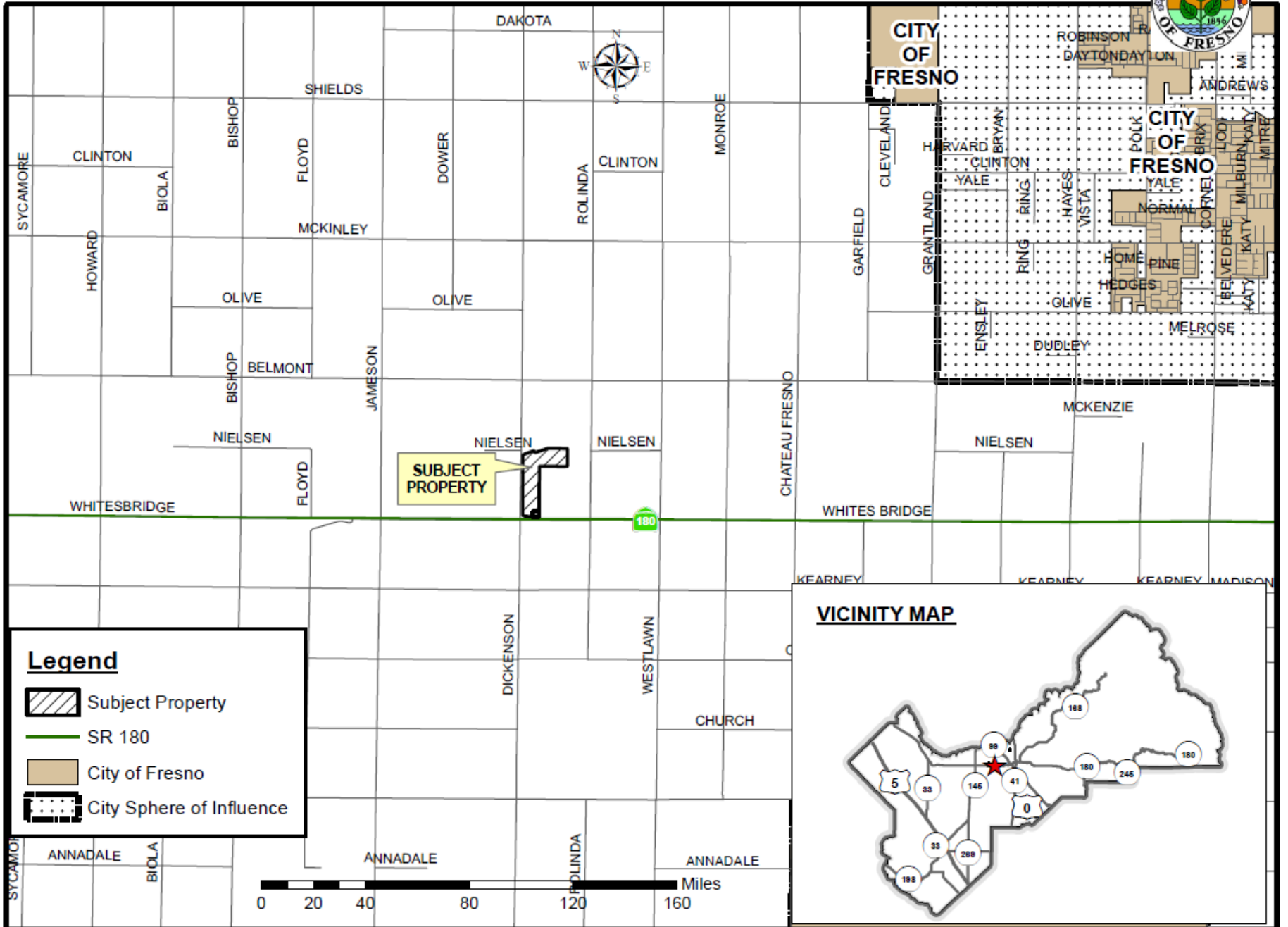


VA 4083

BACKGROUND INFORMATION:

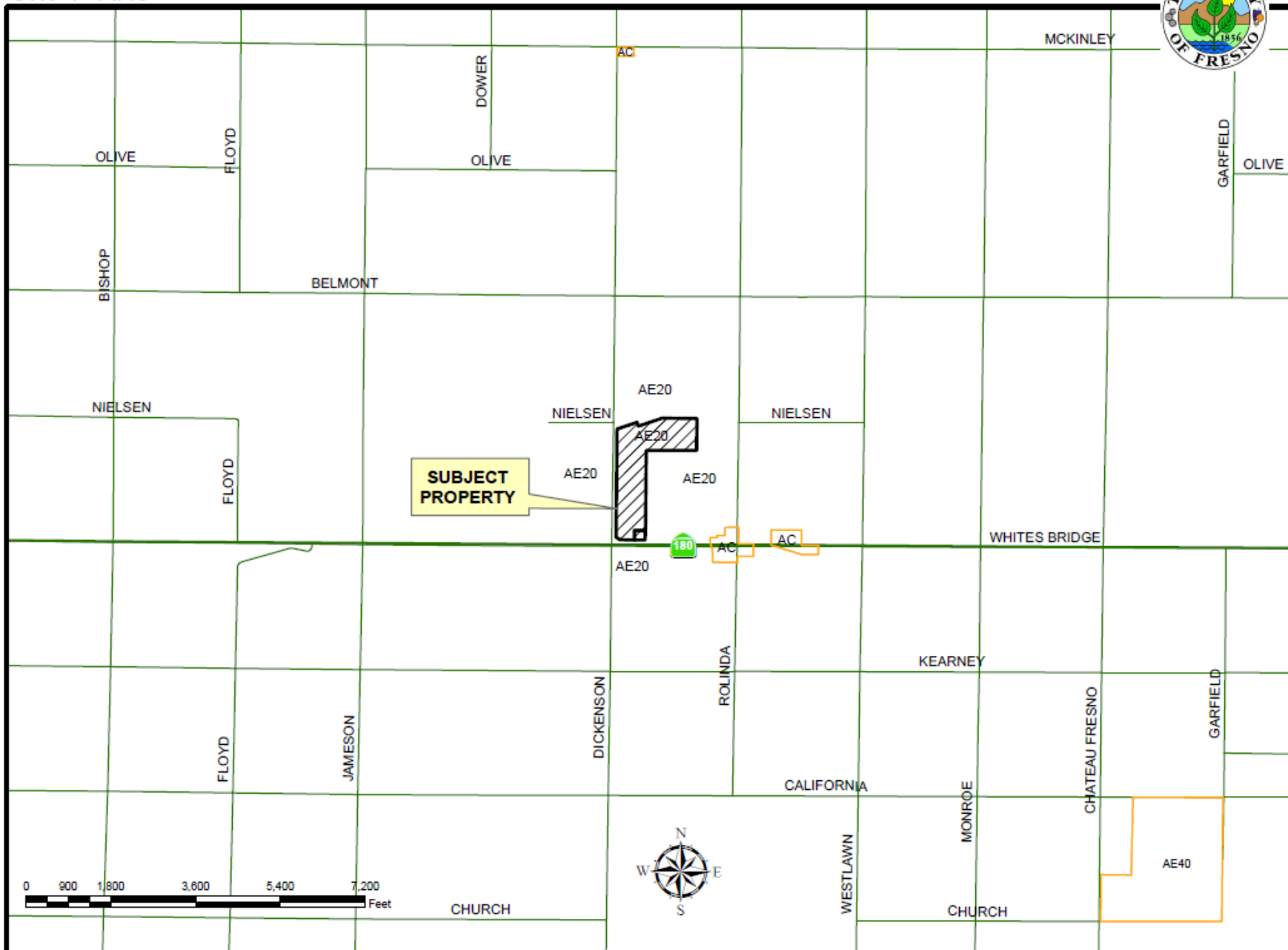
- Currently Zoned AE-20 (Exclusive Agricultural, 20-acre minimum)
 - Parcels less than 20-acres not allowed
- General Plan's intent to prevent parcellation with 20-acre minimum
- Parcel "A" (Homesite): Approximately 2 acres
- Parcel "B" (Remainder): Approximately 48.24 acres

LOCATION MAP



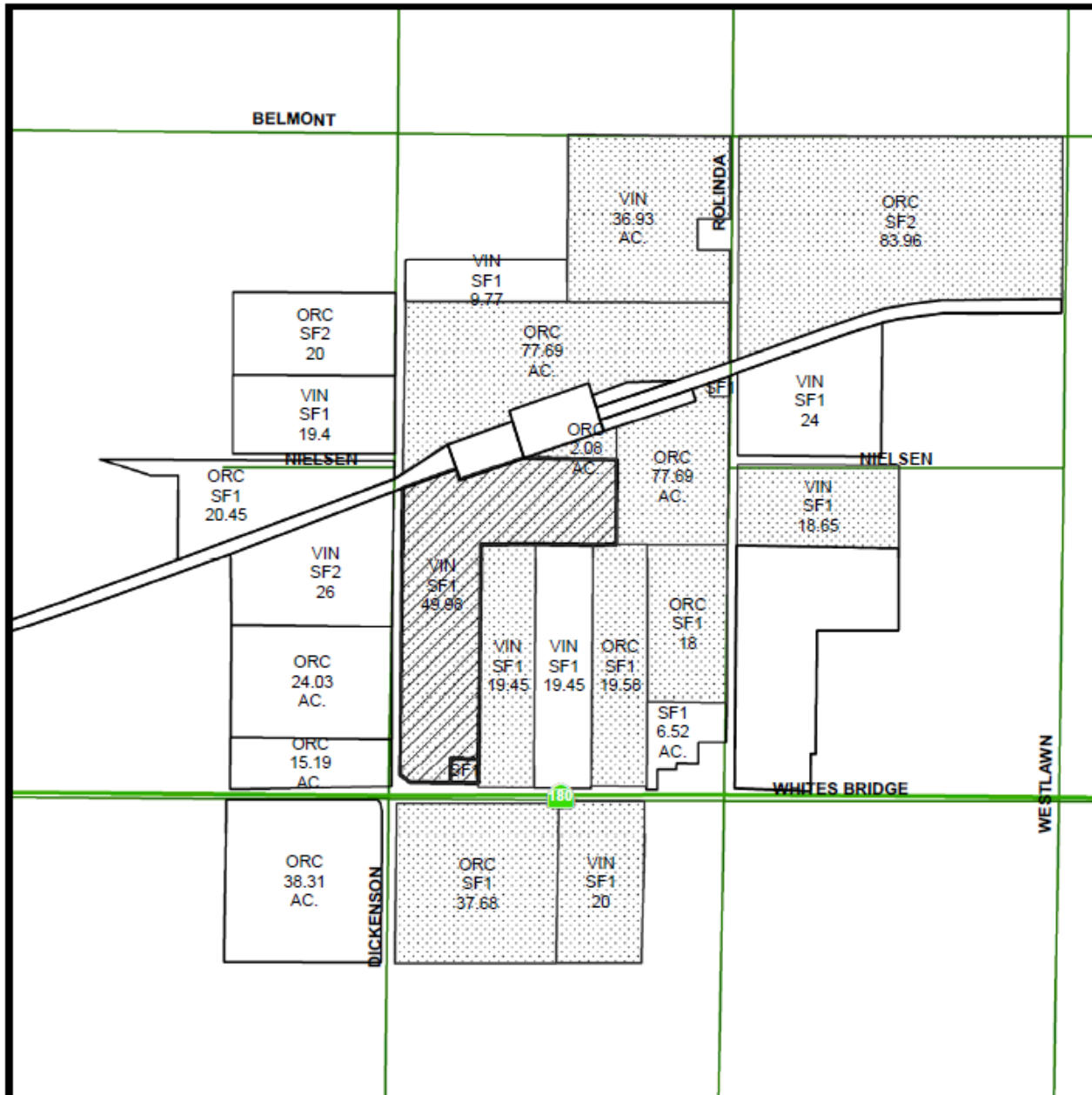
EXISTING ZONING MAP

VA 4083
STR 1-14/18



EXISTING LAND USE MAP

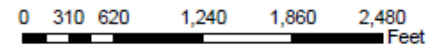
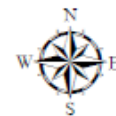
VA 4083



LEGEND	
AP1	- APARTMENT
C	- COMMERCIAL
C#	- COMMERCIAL
CP	- OFFICE COMM./PROF.
CP#	- OFFICE COMM./PROF
ORC	- ORCHARD
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT
VIN	- VINEYARD
CN#	- CONDOMINIUM
RG	- RESIDENTIAL GROUP FACIL

LEGEND:

- Subject Property
- Ag Contract Land



Department of Public Works and Planning
Development Services Division

EXHIBIT 4

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. 4083; 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. 4083, 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