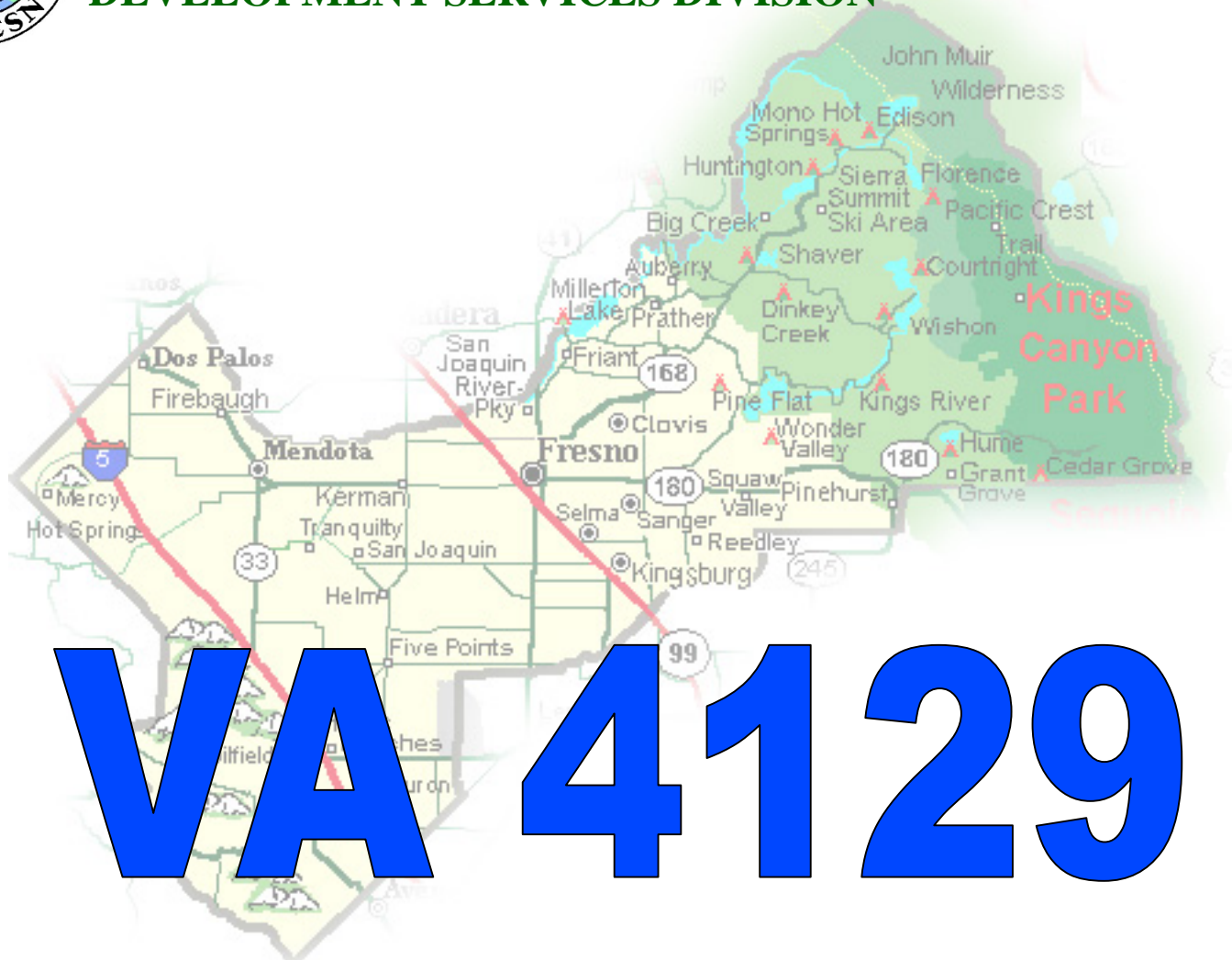




**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES DIVISION**



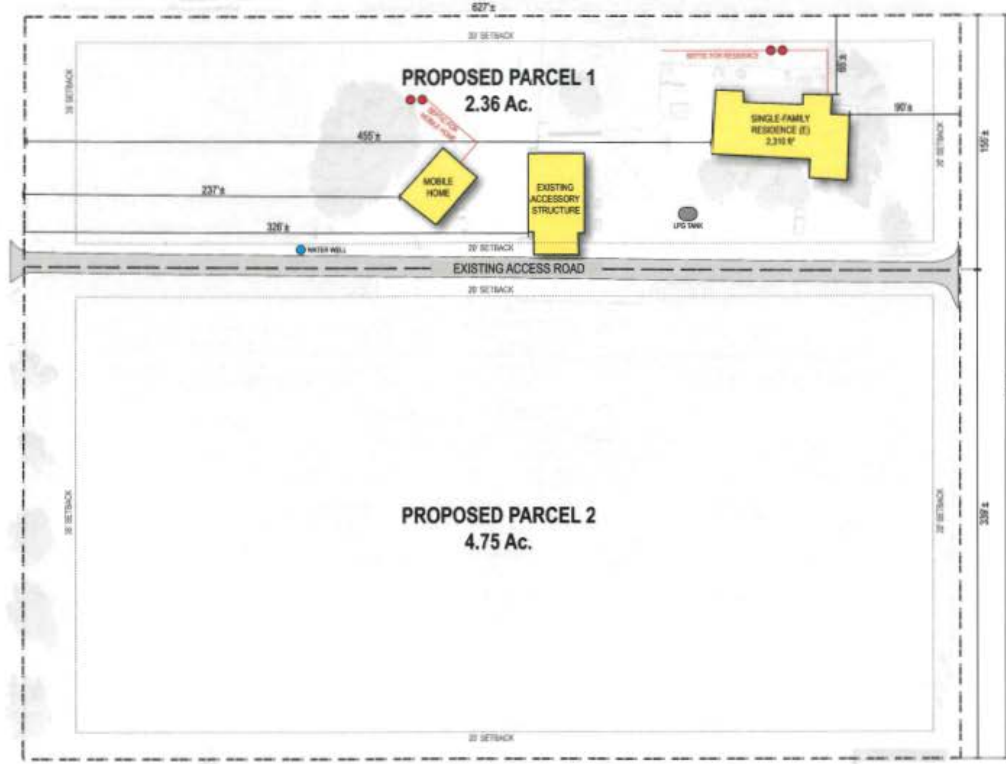
**VA 4129**

# **BACKGROUND INFORMATION:**

- Site was previously approved in 2013 for an existing ten-bed residential care facility (CUP 3372)
- Subject 7.11-acre property is currently developed with a 2,310 square feet single family residence, a 374 square feet mobile office, and a 700 square feet barn.
- Proposed Parcel 1: Care Facility
- Proposed Parcel 2: Vacant and Undeveloped

EXHIBIT 6

S. HIGHLAND AVE. (STATE ROUTE 43)



APN: 385-101-305  
 Address: 13100 S. Highland Ave, Selma, CA 93662  
 Site Area: 7.1 Ac. Existing Parcel  
 Existing Use: Assisted Residential Care Facility  
 General Plan Designation: Agriculture  
 Zoning: AE-20 (Exclusive Agricultural, 20 acres min.)  
 Source of Water: Existing Well  
 Source of Sewer: Existing Septic  
 Source of Gas: LPG Tank  
 Source of Electricity: Solar  
 Solid Waste: Waste Management Company  
 Storm Drainage:  
 Site Owner: Zahir Ahmad  
 Applicant: Zahir Ahmad  
 Applicant Representative:  
 Dirk Poeschel  
 Land Development Services, Inc.  
 923 Van Ness Avenue, Suite 200  
 Fresno, CA 93721  
 (556) 445-0374

PROPERTY LINE - - - - -  
 LOT SPLIT - - - - -

**NOTE:**  
 THE SHOWN LOT AREA AND PERMITS ARE FOR INFORMATION ONLY. THE ACTUAL LOT AREA AND PERMITS WILL BE DETERMINED BY THE COUNTY OF SELMA. THE COUNTY OF SELMA WILL BE RESPONSIBLE FOR THE ACTUAL LOT AREA AND PERMITS. LAND DEVELOPMENT SERVICES, INC. AND DIRK POESCHEL ARE NOT RESPONSIBLE FOR ANY MISTAKES, OMISSIONS, OR ERRORS THAT MAY OCCUR IN THE PREPARATION OF THIS SITE PLAN.



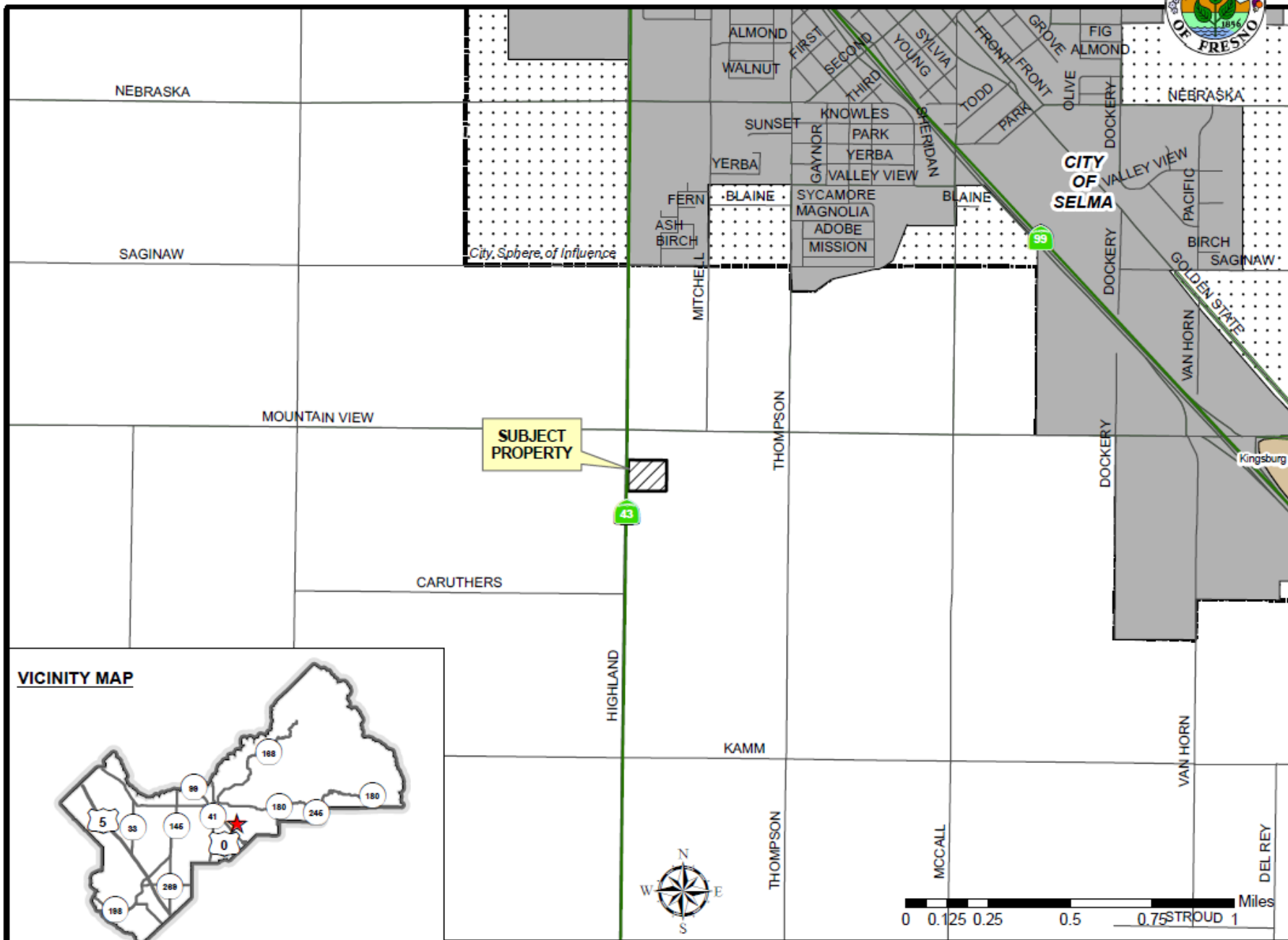
**DIRK POESCHEL**  
 Land Development Services, Inc.  
 923 Van Ness Avenue #200, Fresno, California 93721  
 559 / 445-0374 Fax: 559 / 445-0359

**SITE PLAN**  
 Zahir Ahmad  
 13100 S. Highland Ave.  
 Selma, CA 93662

DRAWN BY:	M. Spore
PROJECT NO:	23-02
DRAWN:	04/09/22
REVISED:	
REVISED:	
REVISED:	
SHEET NO.:	1
OF 8 SHEETS	

# LOCATION MAP

VA 4129



## VICINITY MAP

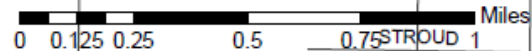
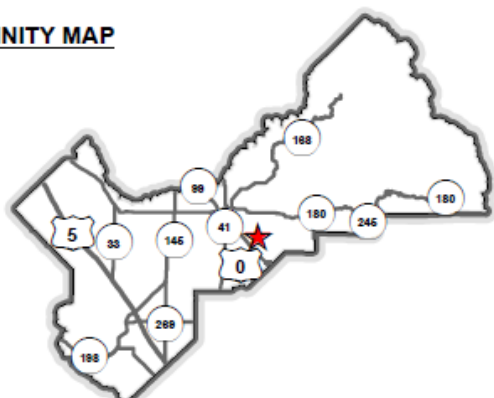


EXHIBIT 3  
**EXISTING ZONING MAP**

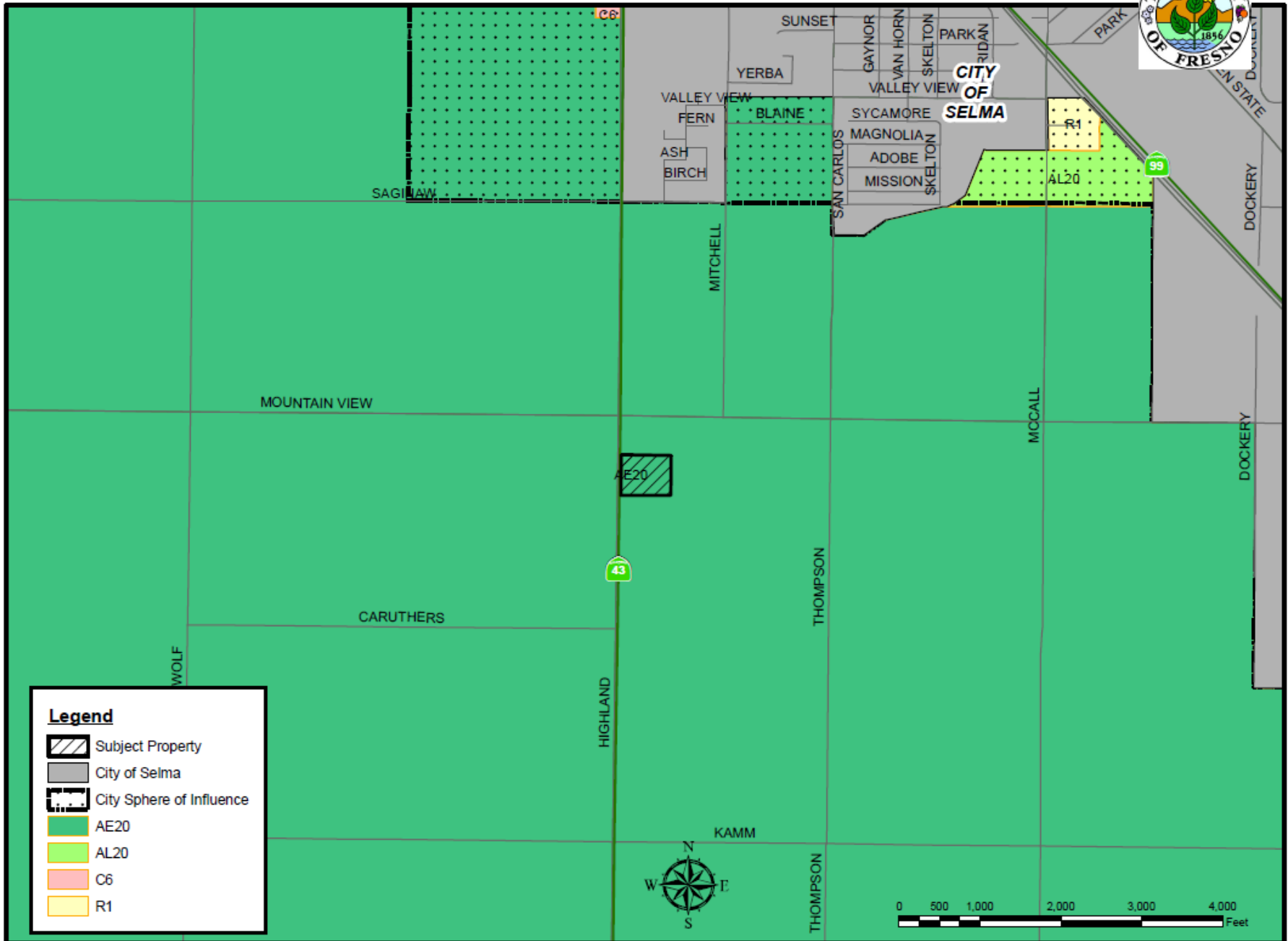
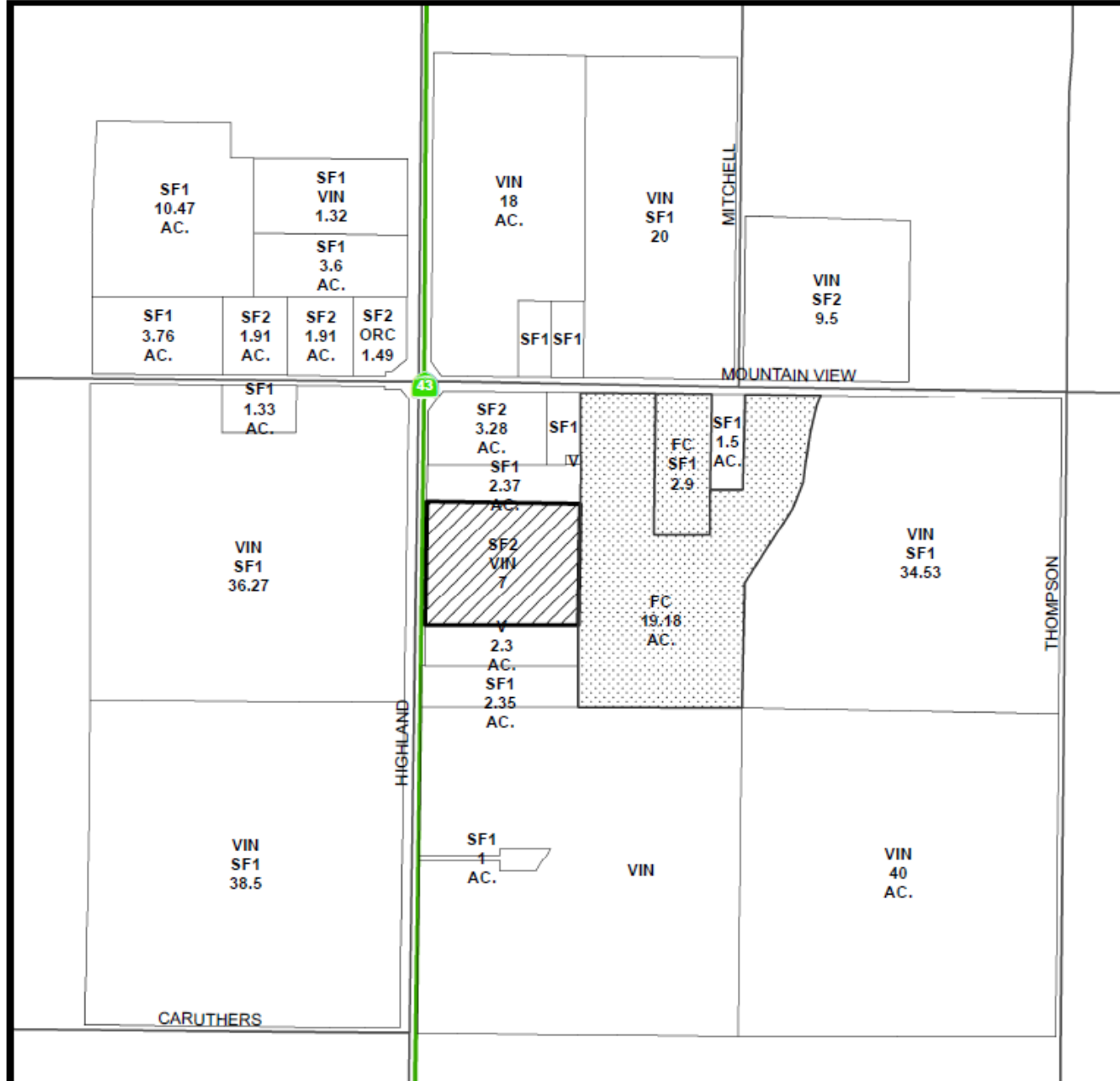


EXHIBIT 3



VA 4129

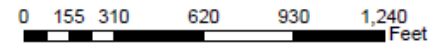
# EXISTING LAND USE MAP



LEGEND	
FC - FIELD CROP	
SF# - SINGLE FAMILY RESIDENCE	
V - VACANT	
VIN - VINEYARD	
ORC - ORCHARD	

**LEGEND:**

-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning  
Development Services Division

EXHIBIT 4





Project Site looking Southwest



**Project Site looking Northeast**



**Looking Northwest on S. Highland Ave**







*Country Care*  
*Assisted Living For The Elderly*  
**13100 S. Highland**  
**559-891-0350**  
RCFE License #107206583

The sign is white with a decorative scalloped border. It features a logo of a tree with a smiling face. The text is in a mix of cursive and bold sans-serif fonts. The sign is supported by two dark posts.

13100

**Looking South on S. Highland Ave.**

# *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. 4129; 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. 4129, 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