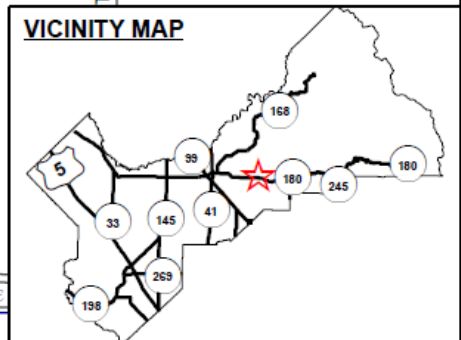
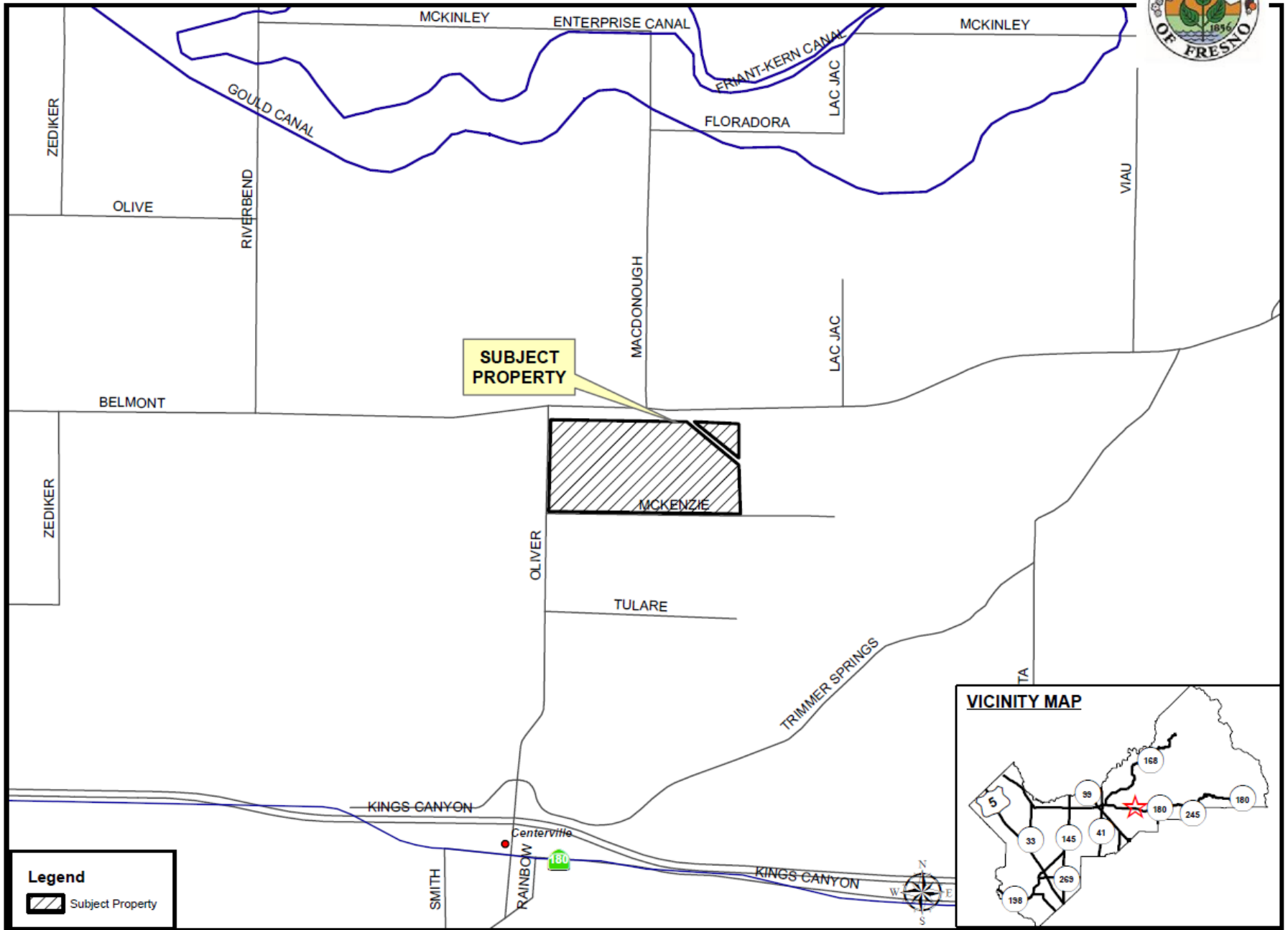





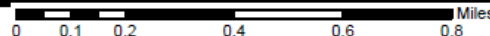
DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES DIVISION



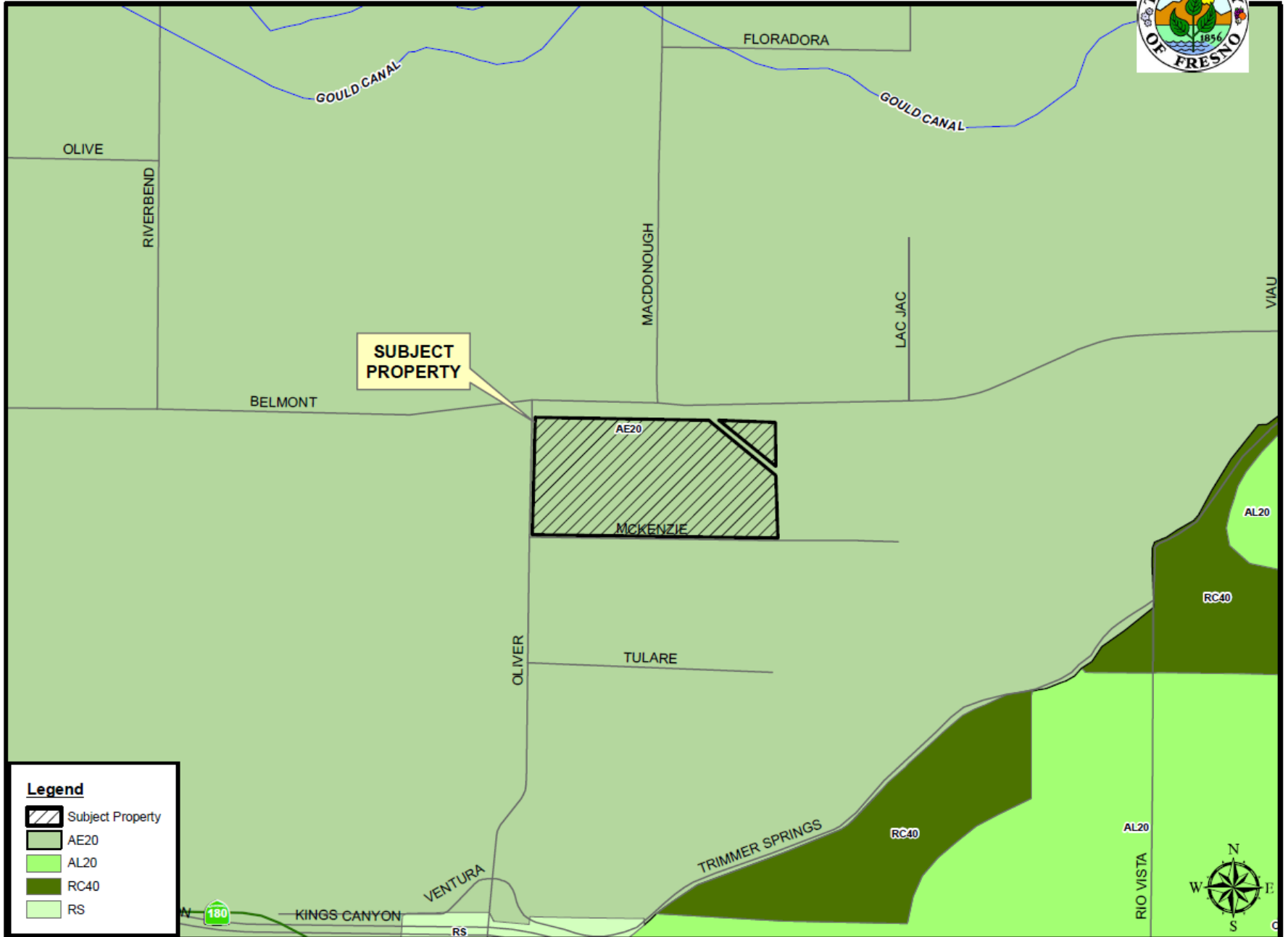
LOCATION MAP



Legend
 Subject Property



EXISTING ZONING MAP

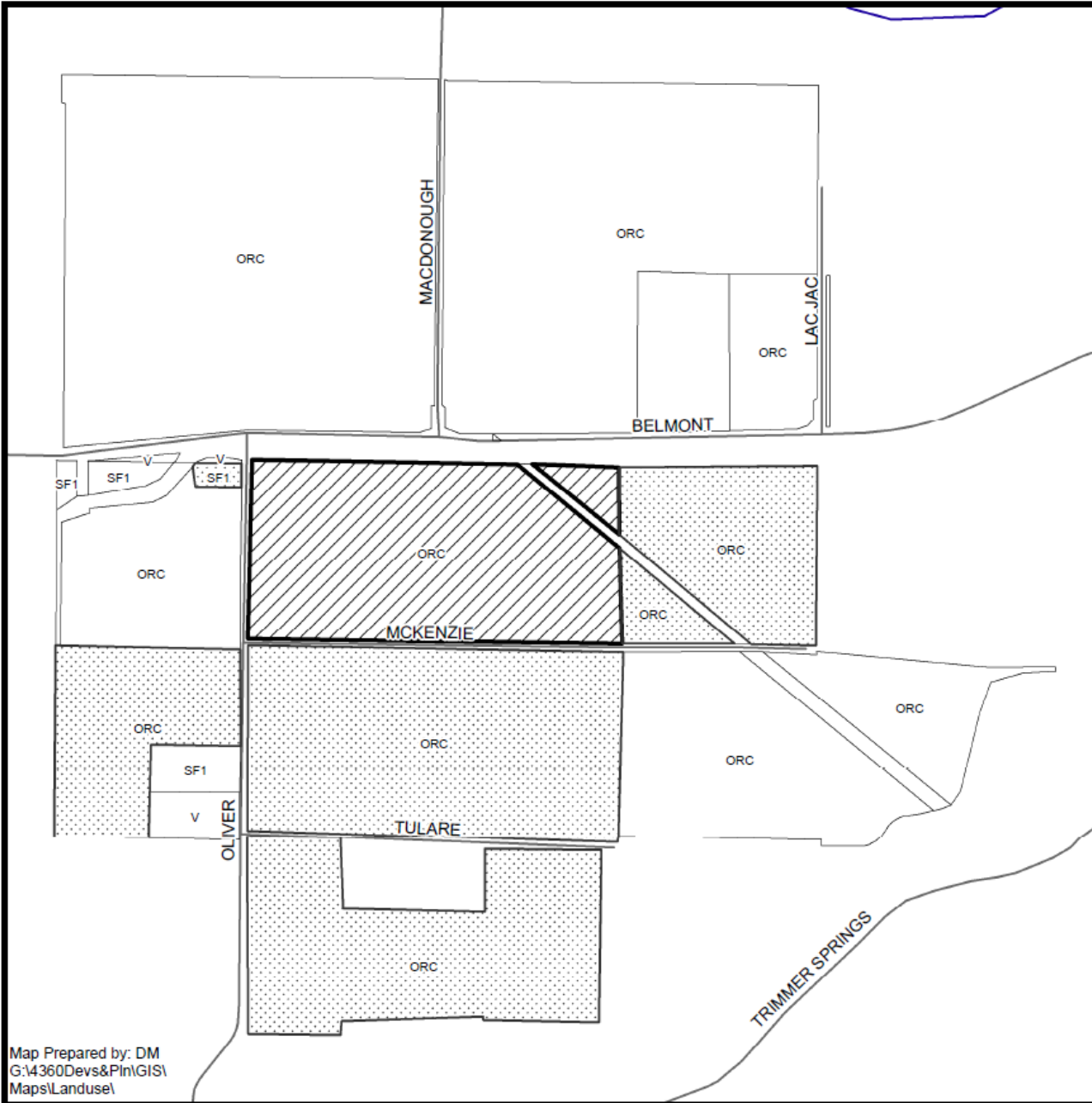


Legend

- Subject Property
- AE20
- AL20
- RC40
- RS





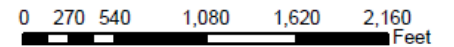
EXISTING LAND USE MAP

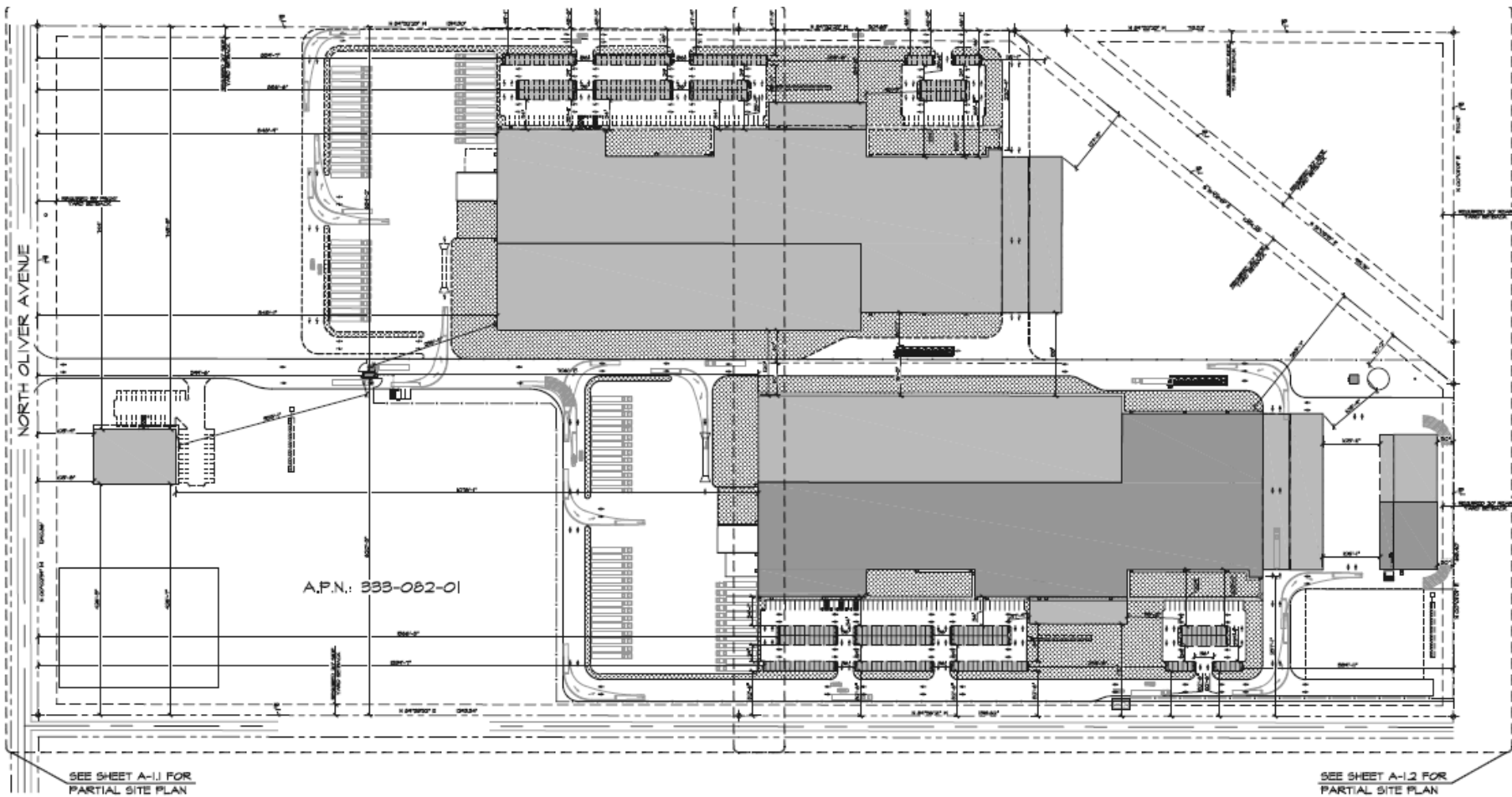


LEGEND	
ORC	- ORCHARD
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

LEGEND:

-  Subject Property
-  Ag Contract Land





A.P.N.: 833-082-01

SEE SHEET A-1.1 FOR
PARTIAL SITE PLAN

SEE SHEET A-1.2 FOR
PARTIAL SITE PLAN



Northeast



Northwest



Southeast



Southwest

Findings	CUP Findings	Findings Met
1	Size and shape of parcel is adequate.	YES
2	Streets and highways are adequate for use.	YES
3	No adverse effect on neighborhood.	YES
4	General Plan consistency.	YES
5	Conditions necessary for public health, safety, and general welfare.	YES

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

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use No. 3724 and Variance 4135, 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.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made and move to deny Unclassified Conditional Use No. 3724 and Variance 4135; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Recommended Conditions of Approval and Project Notes:

- See Exhibit 1