



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## Planning Commission Staff Report Agenda Item No. 3 February 14, 2019

**SUBJECT:** Variance Application No. 4060

Allow a ten-foot-high masonry wall along the south property line (maximum of six feet allowed) on a 0.36-acre parcel in the C-1 (Neighborhood Shopping Center) Zone District.

**LOCATION:** The subject parcel is located at the southeast corner of Shields Avenue and Sierra Vista Avenue, within a County island in the City of Fresno (4706 E. Shields Avenue) (Sup. Dist. 3) (APN 447-061-01).

**OWNER:** Gurdip Singh and Sharnjit Gill  
**APPLICANT:** Gurdip Singh

**STAFF CONTACT:** Thomas Kobayashi, Planner  
(559) 600-4224

Marianne Mollring, Senior Planner  
(559) 600-4569

### RECOMMENDATION:

- Deny Variance Application No. 4060; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**EXHIBITS:**

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans and Detail Drawings
6. Elevations
7. Applicant's Submitted Findings
8. Approved Variances Map

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Service Commercial in the County-adopted McLane Community Plan	No Change
Zoning	C-1	No Change
Parcel Size	0.36 acres	No Change
Project Site	N/A	N/A
Structural Improvements	Six-foot masonry wall along eastern property line	New commercial development (convenience store and future laundromat) and ten-foot masonry wall along southern property line
Nearest Residence	Multi-family residential unit 5 feet to the east Single-family residence 20 feet to the south	No Change
Surrounding Development	Single- and multi-family residences, Middle School, and commercial uses	No Change
Operational Features	N/A	N/A
Employees	N/A	N/A

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
Customers	N/A	N/A
Traffic Trips	Commercial	N/A
Lighting	Commercial	N/A
Hours of Operation	N/A	N/A

**EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N**

**ENVIRONMENTAL ANALYSIS:**

It has been determined pursuant to Section 15305 of the California Environmental Quality Act (CEQA) guidelines that the proposed project will not have a significant effect on the environment and is not subject to CEQA.

**PUBLIC NOTICE:**

Notices were sent to 77 property owners within 600 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

A Variance (VA) may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 877-A are made by the Planning Commission.

The decision of the Planning Commission on a Variance Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

**BACKGROUND INFORMATION:**

The subject 0.36-acre parcel was created on April 12, 1952 as a lot in Tract Map No. 1242. On April 24, 1953, the parcel was zoned C-1 (Neighborhood Shopping Center). The Fresno County-adopted McLane Community Plan was adopted on April 28, 1981 and the subject parcel is designated Service Commercial. Amendment Application No. 1285 was filed to request a zone change from the C-1 Zone District to a C-6 or C-4 Zone District, and was denied by the Fresno County Planning Commission on July 23, 1964. Therefore, the subject parcel has not changed zone districts since its original zone designation of C-1.

According to Fresno County, permit records indicate a service station and warehouse/storage building were located on the property. A demolition permit was issued on October 24, 2018 to demolish the existing service station and warehouse. According to submitted photographs of the project site, demolition of the structures have occurred, but permit records do not indicate that the demolition permit has been finalized. The Applicant took ownership of the subject property on January 31, 2013, and plans to construct a convenience store and future laundromat. The C-1 Zone District allows both a convenience store and laundromat by right according to the Fresno County Zoning Ordinance.

There have been 14 Variance applications within a one-mile radius of the project site. Four of those Variance applications are similar to the subject Variance application request.

<b>Application/Request</b>	<b>Date of Action</b>	<b>Staff Recommendation</b>	<b>Final Action</b>
VA No. 2984 – Allow an eight-foot-high fence on portions of rear and side property lines (six-foot-high maximum allowed) and allow a two-foot side-yard setback for a patio cover (five-foot minimum required) on a 10,608 square-foot parcel of land in the R-1 Zone District.	February 27, 1986	Approve setback requests and deny fencing request.	PC approved setback request and denied fencing request.
VA No. 2844 – Allow a private school in conjunction with an existing church, and allow a four-foot-high chain-link fence (three feet maximum allowed) within the front-yard setback.	June 7, 1984	Approval	PC approved
VA No. 2988 – Allow a 13-foot fuel island setback and three-foot canopy setback (20 feet required) required from Maple Avenue; allow a one-foot setback for a convenience store from the west property line (ten feet required); allow a six-foot solid wood fence on the west and north property lines instead of a solid masonry wall; and waive the required ten feet of landscaping along Maple Avenue and McKinley Avenue.	April 10, 1986	Approval request except for Masonry Wall request	PC Approved except for Masonry Wall request
VA No. 2853 – Allow a four-foot-high wrought-iron fence within the required front-yard setback (three feet allowed)	August 2, 1984	Approval	PC Approved

Although there is a history of variance requests within proximity of the subject parcels, each Variance request must be considered on its own merit, based on unique site conditions and circumstances.

***Finding 1:*** *There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.*

Finding 2: *Such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.*

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	<p>Front: 15 feet when abutting a residential district</p> <p>Side: 10 feet when abutting a residential district</p> <p>Rear: 10 feet when abutting a residential district</p> <p>Rear fence/wall, no setback requirement</p>	<p>Front: 82 feet and 1 inch</p> <p>Side: 10 feet</p> <p>Rear: 10 feet</p> <p>Rear wall will be built on the rear property line.</p>	Y
Parking	Two (2) feet of off-street parking area for each one (1) square-foot of floor area, or fraction thereof	No change	Y
Lot Coverage	Thirty-three (33) percent	No change	Y
Space Between Buildings	No requirement	N/A	Y
Wall Requirements	Solid masonry wall not less than 5 feet nor more than six feet in height shall be erected along the district boundary between the commercial and residential district.	The eastern property line abuts a residential district and will have a six-foot-high masonry wall. Where the southern property line abuts the residential district and alley, a ten (10) foot high masonry wall is proposed as a Variance.	N
Septic Replacement Area	N/A	N/A	Y
Water Well Separation	N/A	N/A	Y

### **Reviewing Agency/Department Comments Regarding Site Adequacy:**

Development Services and Capital Projects Division, Building and Safety Unit of the County of Fresno Department of Public Works and Planning: If construction is allowed, plans, permits and inspections will be required. **This shall be included as a Project Note.**

Development Services and Capital Projects Division, Zoning Unit of the County of Fresno Department of Public Works and Planning: No comment.

Fresno Irrigation District: Fresno Irrigation District (FID) does not own, operate, or maintain any facilities located on the subject property.

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

### **Analysis:**

In support of Finding 1, the Applicant states that the project site is located on the corner of Shields Avenue and Sierra Vista Avenue. According to the Applicant, the area is highly susceptible to crime and has a homeless problem. He states that other areas under the same zone classification may not have these issues. The purpose of the higher wall is to protect against crime and help customers feel comfortable. The Applicant regards trespassing and on-site security as an exceptional and extraordinary circumstance applicable to his property due to the high crime rate and homelessness in the area.

In support of Finding 2, the Applicant explains that the purpose of the higher wall is for the commercial operation to be more secure and less appealing to criminals and homeless people. The Applicant regards the right to secure their property as a property right that other property owners under like conditions possess.

With regard to Finding 1, staff acknowledges that trespassing, property thefts, and vandalism are serious concerns that should be taken into account. However, the statement in support of Finding 1 does not describe any extraordinary physical conditions affecting the property that may be relevant to the subject proposal. Staff notes that the Applicant is able to build a six-foot masonry wall which will act as a buffer between the commercial property and the residential property. Staff does not necessarily agree with the Applicant's finding that the increased height of the masonry wall will increase security of the property and make customers more comfortable. Finding 1 cannot be made.

With regard to Finding 2, the Applicant states that a higher wall will increase the security and be less appealing to homeless people and criminals. As previously noted, the Applicant is already allowed to build up to a six-foot-high masonry wall, and increasing the height does not necessarily increase the security of the property. Staff does not agree with the Applicant's finding that the Variance is necessary to preserve a property right that other property owners have under like conditions and similar zoning classifications due to the fact that other property owners are limited to a six-foot masonry wall as a buffer between residential and commercial properties. Although the Applicant may believe that the Variance will correct a property right that other property owners with similarly-zoned parcels have, staff believes that the current development standards adequately address security issues. Therefore, staff does not believe that Finding 2 can be made.

**Recommended Conditions of Approval:**

None.

**Conclusion:**

Finding 1 and 2 cannot be made.

**Finding 3:** *The granting of such Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.*

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	24.78 acres	Elementary School	City of Fresno – PI (Public and Institutional)	N/A
South	0.18 acres	Single-Family Residence	R-1(nb)	Approximately 66 feet
	0.18 acres	Single-Family Residence	R-1(nb)	Approximately 88 feet
East	0.36 acres	Apartment	R-3(nb)	Adjacent to subject property
West	0.30 acres	Commercial	City of Fresno – RM-1 (Residential Multi-Family, Medium-High Density)	N/A

**Reviewing Agency/Department Comments:**

Transportation Planning Unit of the County of Fresno Department of Public Works and Planning: No comment.

County of Fresno Department of Public Health, Environmental Health Division: No comment.

Fresno Metropolitan Flood Control District: The Fresno Metropolitan Flood Control District has provided comments with regard to the subject application.

- No on-site retention of storm water runoff required provided the developer can verify to the County of Fresno that runoff can be safely conveyed to the Master Plan Inlet(s).
- Drainage from the site shall be directed to Shields Avenue and/or Sierra Vista Avenue and no surface runoff shall be directed toward the alley.
- In an effort to improve storm water runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff, and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

- The District encourages, but does not require, roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.
- Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wastewater can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements. **These comments shall be included as Project Notes.**

Kings River Conservation District: No comment.

Road Maintenance and Operations Division of the County of Fresno Department of Public Works and Planning: The block wall should include a 10' x 10' corner cutoff at the alley approach so as to provide line of sight for vehicles exiting the alley way. **This shall be included as a Project Note.**

Any work within the road or alley right-of-way requires an encroachment permit from the Road Maintenance and Operations Division. **This shall be included as a Project Note.**

Development Engineering Section of the County of Fresno Department of Public Works and Planning: Shields Avenue and Sierra Vista Avenue are shared rights-of-way with the City of Fresno and are currently at full build-out.

The redevelopment of this corner, Sierra Shopping Center, is currently underway per Site Plan Review (SPR) No. 7933; an As-Built drawing is required and should reflect the change in wall height. **This shall be included as a Project Note.**

An engineered drawing, calculations and a building permit are required for the wall. **This shall be included as a Project Note.**

Water and Natural Resources Division of the County of Fresno Department of Public Works and Planning: No comment.

No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

### **Analysis:**

In support of Finding 3, the Applicant's intent with the Variance is to benefit the property and public who will be visiting the property. The Applicant states that the higher wall will not harm anyone in any way.

In regard to Finding 3, staff notes that in the submitted site plan, the Applicant has provided a 10' x 10' area along the alleyway to provide line of sight for exiting vehicles, addressing safety concerns with the alleyway. The increased height for the masonry wall may have a minor beneficial impact, as it will provide a larger buffer for sound and light between the commercial use and the southerly-adjacent residential properties. However, the increased height for the masonry wall could have a negative impact on aesthetics, due to most of the adjacent properties, including the southerly-adjacent parcels, having six-foot-high fences. Staff believes



that although there is a possibility for minor beneficial impacts, the increased height of the masonry wall would create continuity issues in the surrounding parcels and negatively impact the aesthetics of the area. Therefore, staff believes that Finding 3 cannot be made.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 3 cannot be made.

*Finding 4:* *The granting of such Variance will not be contrary to the objectives of the General Plan.*

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
LU-G.1: The County acknowledges that the cities have primary responsibility for planning within their LAFCo-adopted spheres of influence and are responsible for urban development and the provision of urban services within their spheres of influence.	The subject parcel is located within the City of Fresno Sphere of Influence and the City was notified and offered the opportunity to comment on the project. No response was received from the City of Fresno.

**Reviewing Agency Comments:**

Policy Planning Unit of the County of Fresno Department of Public Works and Planning: The subject parcel is designated as Service Commercial in the County-adopted McLane Community Plan.

The McLane Community Plan is consistent with the County General Plan.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

**Analysis:**

In support of Finding 4, the Applicant states that the proposed adjustment will not affect the existing use of the site, which has been approved by the County of Fresno.

In regard to Finding 4, there are no policies specific to wall height in the Fresno County General Plan or County-adopted McLane Community Plan. Staff does concur with the Applicant's finding that the project proposal will not affect the existing use of the site. As stated above, the project site is located within the City of Fresno Sphere of Influence and the City was notified of the application and given the opportunity to comment on the proposal. No response was received from the City of Fresno with regard to this application. Based on these factors, staff believes that Finding 4 can be made.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 4 can be made.

**PUBLIC COMMENT:**

*None.*

**CONCLUSION:**

Based on the factors cited in the analysis, staff believes that required Findings 1, 2, and 3 for granting the Variance cannot be made. Staff therefore recommends denial of Variance No. 4060.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Denial Action)

- Move to determine that the required Findings cannot be made and move to deny Variance No. 4060; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Alternative Motion** (Approval Action)

- Move to determine that the required Findings can be made (state basis for making the Findings) and move to approve Variance No. 4060; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Mitigation Measures, Recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

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**Variance Application No. 4060**  
**Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plan approved by the Planning Commission.

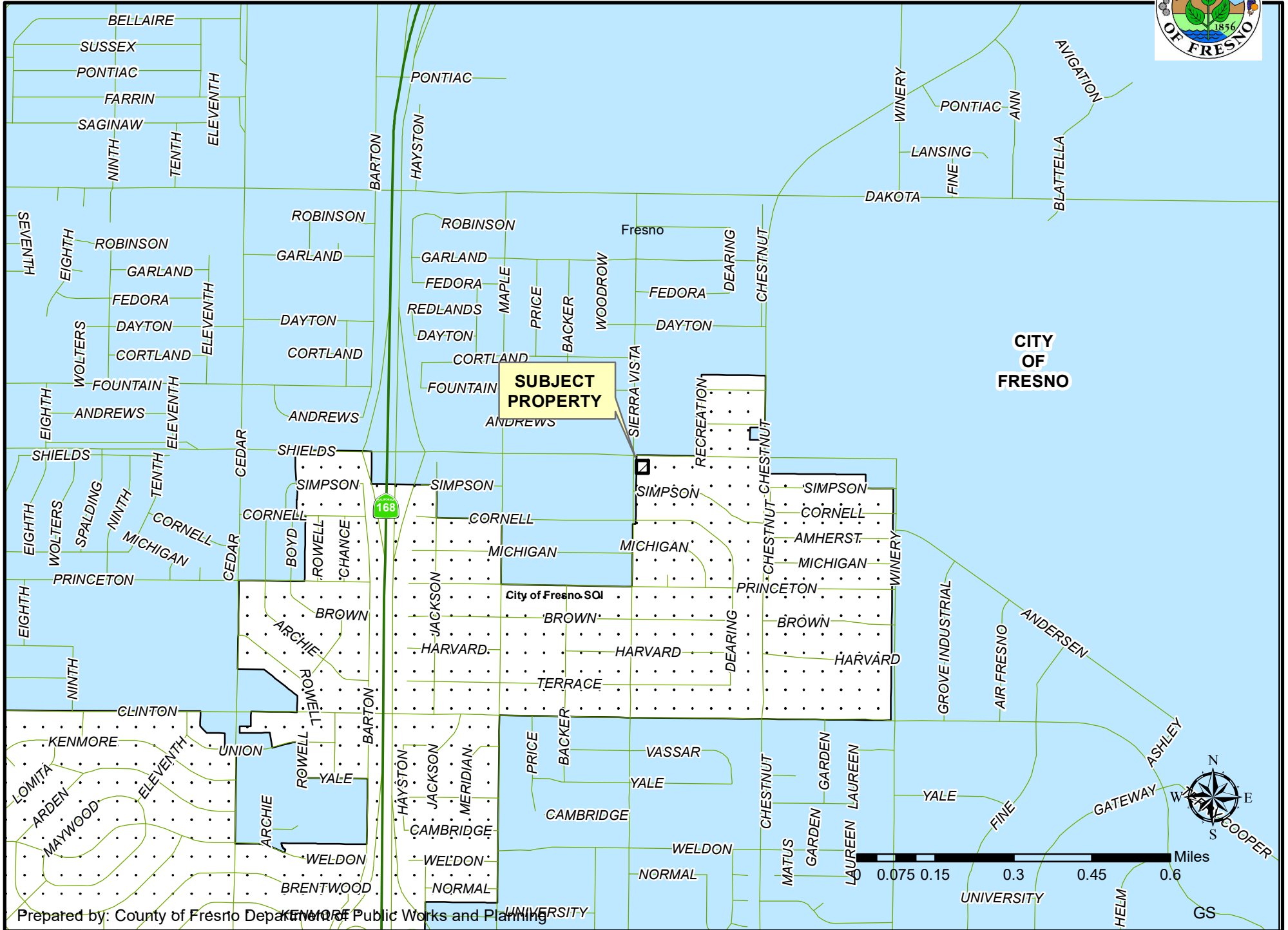
Conditions of Approval reference recommended Conditions for the project.

Notes	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	If construction is allowed, plans, permits and inspections will be required.
2.	<p>The Fresno Metropolitan Flood Control District (FMFCD) requires:</p> <ul style="list-style-type: none"> <li>No on-site retention of storm water runoff is required provided the developer can verify to the County of Fresno that runoff can be safely conveyed to the Master Plan inlet(s).</li> <li>Drainage from the site shall be directed to Shields Avenue and/or Sierra Vista Avenue.</li> <li>No surface runoff shall be directed toward the alley.</li> <li>In an effort to improve storm water runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.</li> <li>The District encourages, but does not require, roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.</li> <li>Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wastewater can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas servicing or fueling vehicles are specifically subject to the requirements.</li> </ul>
3.	The block wall should include a 10' x 10' corner cutoff at the alley approach so as to provide line of sight for vehicles exiting the alleyway.
4.	Any work within the road or alley right-of-way requires an encroachment permit from the Road Maintenance and Operations Division.
5.	The redevelopment of this corner, Sierra Shopping Center, is currently underway per Site Plan Review (SPR) No. 7933; an As-Built drawing is required and should reflect the change in wall height.
6.	An engineered drawing, calculations and a building permit are required for the wall.

TK:ksn

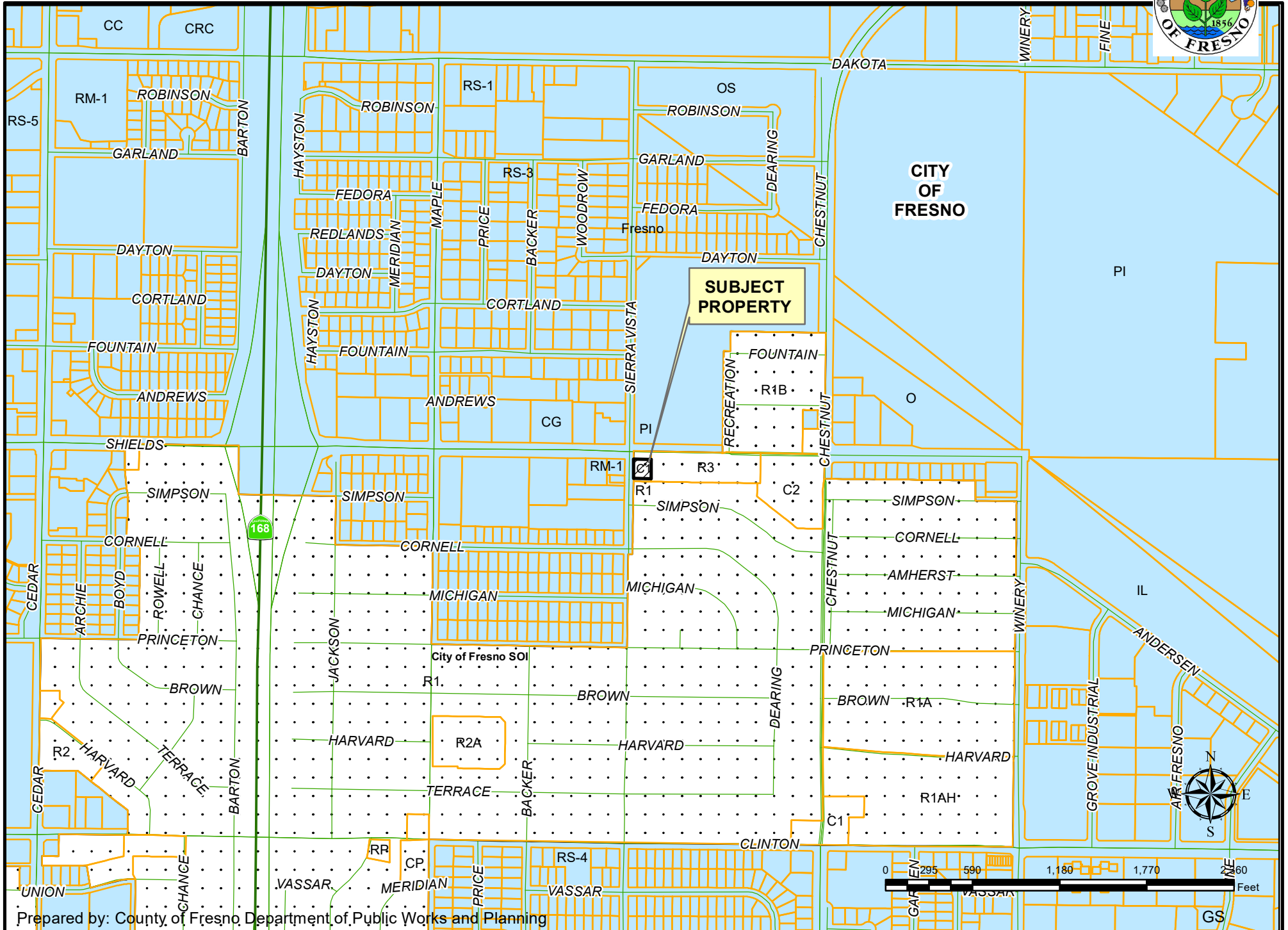
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# LOCATION MAP

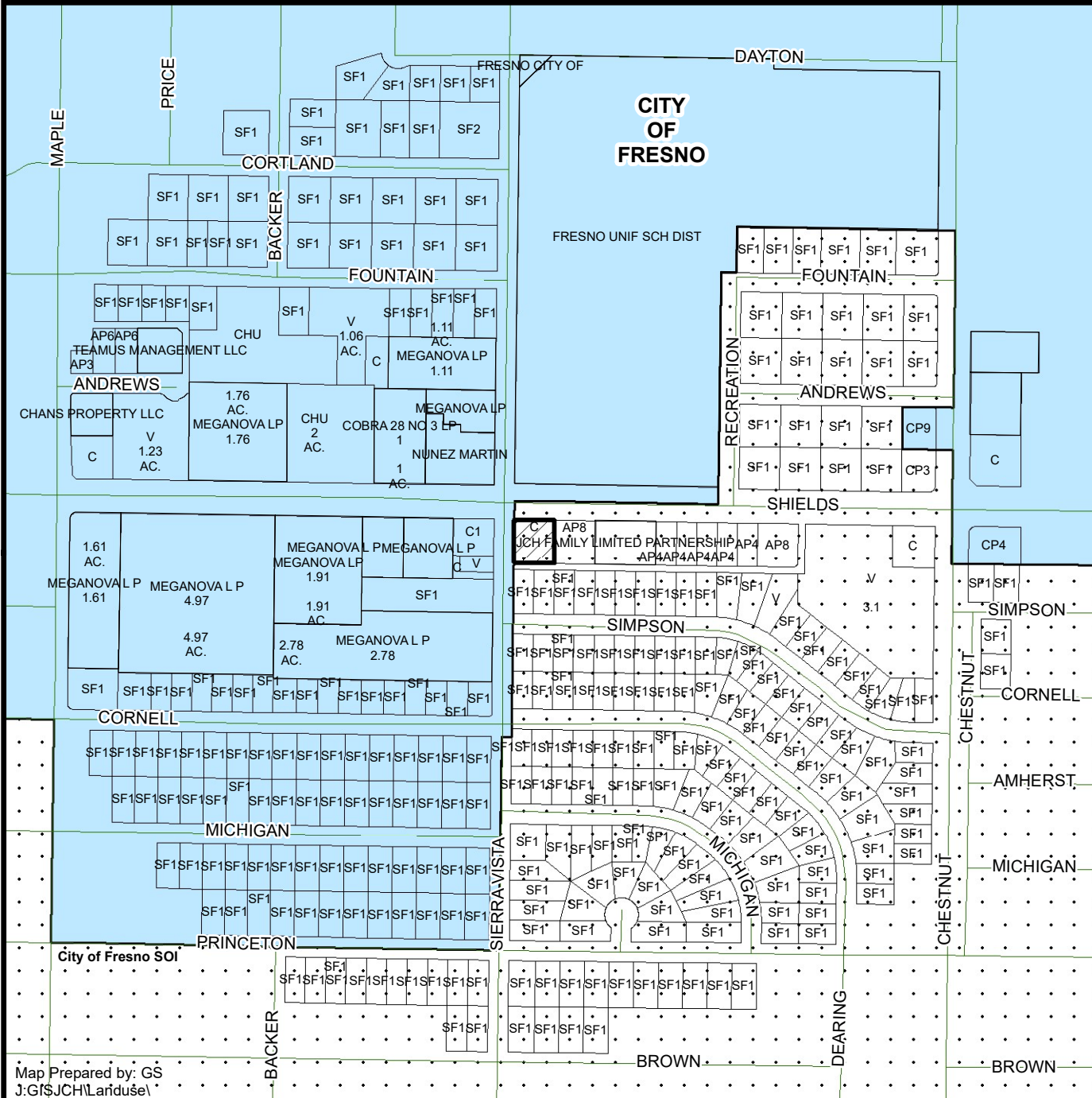


Prepared by: County of Fresno Department of Public Works and Planning

# EXISTING ZONING MAP



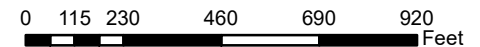
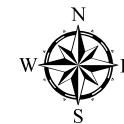
# EXISTING LAND USE MAP



LEGEND	
AP1	- APARTMENT
C	- COMMERCIAL
C#	- COMMERCIAL
CHU	- CHURCH
CP#	- OFFICE COMM./PROF
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

LEGEND:

-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning  
Development Services Division



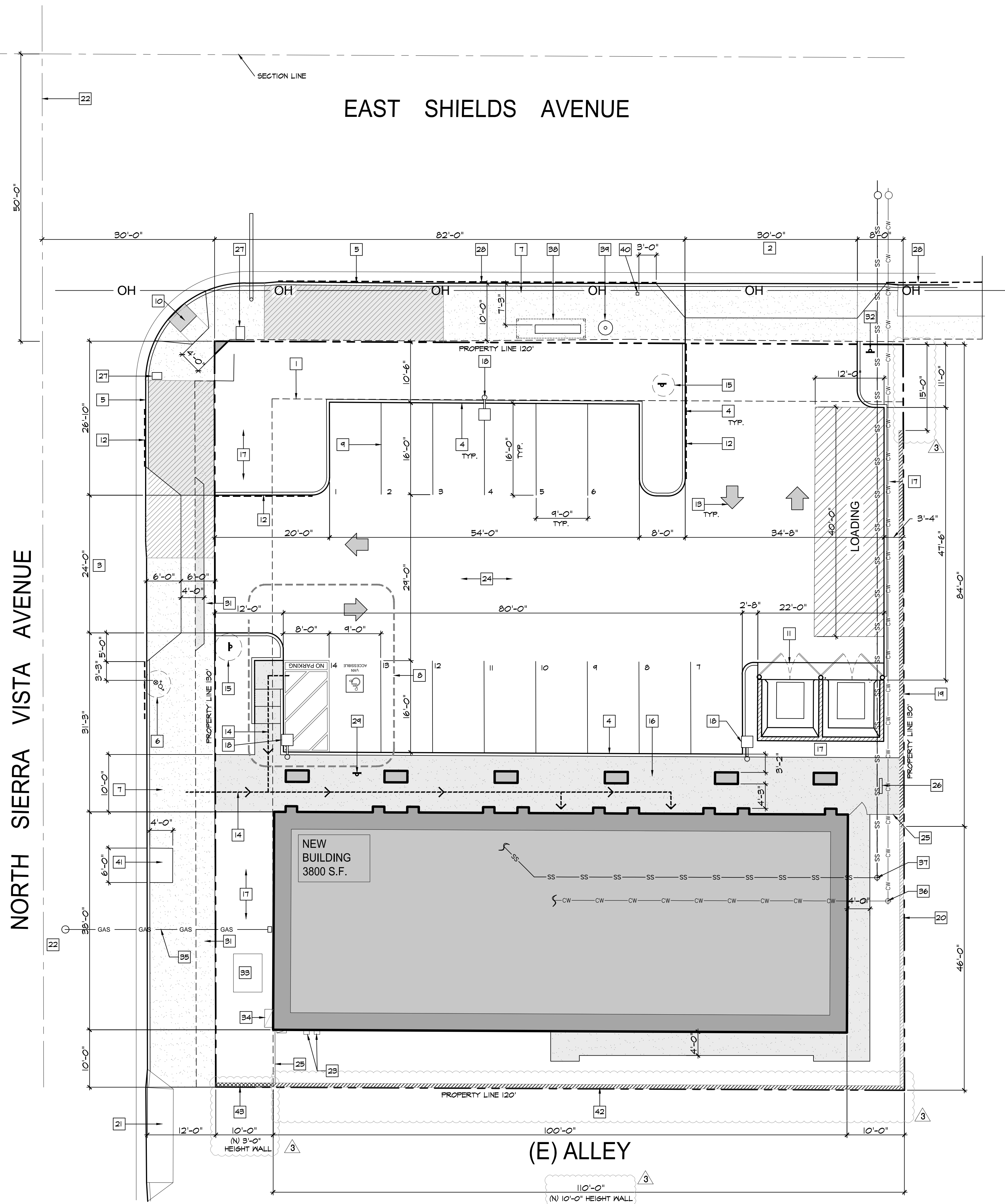
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF CVEAS OR CONSULTANTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF CVEAS. ANY REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF CVEAS.

### GENERAL NOTES

- CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.
- PROVIDE A 12" HIGH ADDRESS POSTING (6" IF WITHIN 50 FEET OF THE STREET) WITH SUITE NUMBER 4" HIGH.
- IF THE PLANS DO NOT ACCURATELY REFLECT THE JOB CONDITIONS OR THE CONSTRUCTION IS NOT PER PLANS, NO INSPECTIONS WILL OCCUR UNTIL AN ADDENDUM IS APPROVED BY THE CITY/COUNTY IS OBTAINED.
- ANY CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE CITY/COUNTY FOR REVIEW AND APPROVAL.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND ALL OTHER CONDITIONS AND CORRELATE AT THE JOBSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION PRIOR TO COMMENCING ANY WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES.
- THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK AND/OR POSSIBLE ERRORS OR OMISSIONS SHOWN OR INFERRED ON THE DRAWINGS OR THE PROPER EXECUTION OF THE SAME.
- COMPLIES WITH 2013 CBC, CMC, CPC, CEC, CFC, CA ENERGY, AND CALGREEN BUILDING STANDARD CODES.
- DEFERRED SEPARATE SUBMITTAL PERMIT, REVIEW, AND APPROVAL FOR THE FOLLOWING ITEMS:
  - AUTOMATIC FIRE SPRINKLER MODIFICATIONS.
  - FIRE ALARM SYSTEM MODIFICATIONS.
  - EXTERIOR BUILDING SIGNAGE.
  - SITE SIGNAGE.
- THIS BUILDING WILL NOT CONTAIN HIGH PILED COMBUSTIBLE STORAGE ABOVE 12 FEET IN HEIGHT.
- THE QUANTITIES OF HAZARDOUS MATERIALS SHALL NOT EXCEED THE ALLOWABLE 1000 LBS. FOR FLAMMABLE MATERIALS AND 100 GALLONS OF COMBUSTIBLE LIQUIDS.
- JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOBSITE.
- THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOBSITE DURING ANY INSPECTION ACTIVITY.
- SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE SPRINKLER SYSTEM.
- THIS PERMIT DOES NOT INCLUDE ANY HIGH-PILE STORAGE (PER CFC) OR RACK STORAGE OVER 8 FEET IN HEIGHT. ANY SUCH PROPOSED STORAGE REQUIRES SUBMITTAL OF PLANS AND APPLICATION FOR PERMIT(S) PER 2013 CFC, CHAPTER 23.
- 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-642-2444.
- ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER AND SIDEWALK TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS. THIS WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING IS OCCUPIED.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT PRIOR TO OCCUPANCY.
- UNDERGROUND ALL EXISTING OFF SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE MAP AS PER FMC SECTION 12-1011 AND RES. NO. 78-522/88-224.
- DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION SHALL BE PREPARED BY THE OWNER/DEVELOPERS ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.

### FIRE PROTECTION NOTES

- IF APPLICABLE, AN ALL WEATHER FIRE APPARATUS ROAD TO A POINT NO FARTHER AWAY THAN 150 FEET FROM THE MOST REMOTE POINT OF THE STRUCTURE.
- THERE WILL BE MARKINGS FOR THE FIRE APPARATUS ACCESS LANES. THE LANES SHALL HAVE A 6 INCH WIDE RED STRIPE WITH 3 INCH TALL WHITE LETTERS STATING, "NO PARKING - FIRE LANE", REPEATED EVERY 25 FEET ON CENTER.
- THERE WILL BE 10 INCH TALL STREET ADDRESS NUMBERS. IF ONE ADDRESS IS UTILIZED FOR THE ENTIRE PROPERTY THEN ALSO ASSIGN 6-8 INCH TALL BUILDING LETTER DESIGNATORS TO EACH BUILDING.
- THERE WILL BE A KNOX BOX ON THE STRUCTURE. THE KNOX BOX SHALL BE MOUNTED APPROXIMATELY 5 FEET ABOVE FINISHED GRADE, NEAR THE MAIN ENTRANCE TO THE BUILDING. OBTAIN AN ORDER FORM FROM FRESNO COUNTY FIRE PROTECTION DISTRICT.
- IF APPLICABLE, THE FIRE SPRINKLER PLANS SHALL BE SEPARATE SUBMITTAL.
- IF APPLICABLE THE FIRE ALARM PLANS SHALL BE A SEPARATE SUBMITTAL.
- IF APPLICABLE THE FIRE UNDERGROUND WATER SUPPLY SYSTEM PLANS SHALL BE A SEPARATE SUBMITTAL.



### KEYED NOTES

- 10'-0" LANDSCAPE SETBACK.
- EXISTING DRIVE APPROACH WIDENED PER PLAN TO COMPLY TO CITY OF FRESNO FM STD'S P-2 & P-6.
- NEW DRIVE APPROACH, INSTALL PER COUNTY OF FRESNO STANDARDS AND CITY OF FRESNO FM STD'S P-2 AND P-6.
- LOCATION OF NEW 6" CONCRETE CURB.
- HATCHED AREA INDICATES NEW CONCRETE GUTTER, CURB, AND SIDEWALK TO MEET COUNTY OF FRESNO STANDARDS AND CITY OF FRESNO FM STD P-5 TO REPLACE DEMOLISHED DRIVEWAY.
- EXISTING FIRE HYDRANT.
- EXISTING CONCRETE SIDEWALK.
- NEW 8'-0" (MIN) WIDE ACCESSIBLE UNLOADING ZONE ADJACENT TO VAN STALL LOCATION. SEE DETAIL 1/A1.2.
- NEW 4" WIDE PAINTED STRIPE (TRAFFIC WHITE) PER COUNTY STD'S AND CITY OF FRESNO PARKING MANUAL STD'S.
- EXISTING CURB-CUT RAMP, IF THE EXISTING CURB RAMP IS NOT TO CURRENT CITY OF FRESNO STANDARDS CONSTRUCT CURB RAMP TO MEET FM STD. P-2B.
- NEW CMJ TRASH/RECYCLING ENCLOSURE TO MEET COUNTY OF FRESNO STANDARDS.
- LOCATION OF FIRE LANES, CURBS ADJACENT TO OPEN DRIVES OVER 20'-0" LONG SHALL BE PAINTED RED W/ "NO PARKING - FIRE LANE" TEXT. TEXT TO BE PAINTED WHITE, 4" HIGH, OCCURRING APPROX. EVERY 50'-0".
- PAINTED DIRECTIONAL ARROW. COLOR TRAFFIC WHITE. REFER TO DETAIL 6/A1.2.
- ACCESSIBLE PATH OF TRAVEL.
- UNAUTHORIZED VEHICLE SIGNAGE AT SITE ENTRY. SEE DETAIL 5/A1.2.
- NEW CONCRETE FLATWORK. PROVIDE CONTROL JOINTS.
- LANDSCAPED AREA. REFER TO LANDSCAPE PLANS.
- PROPOSED SITE LIGHTING.
- NEW 6'-0" HIGH CONCRETE BLOCK WALL.
- EXISTING 6'-0" HIGH CONCRETE BLOCK WALL.
- EXISTING CONCRETE DRIVEWAY.
- CENTERLINE OF STREET.
- PROPOSED LOCATION OF GAS METERS, SEE PLUMBING PLANS.
- NEW A/C PAVING TO MEET CITY OF FRESNO FM STD'S P-21, P-22, AND P-23.
- NEW 6'-0" HIGH CHAIN LINK FENCE. PROVIDE GATE WHERE SHOWN. LOCATION OF NEW 2 STALL BIKE RACK.
- EXISTING TRAFFIC SIGNAL VAULT.
- PROVIDE 10'-0" OF RED CURBING (3 COATS) ON BOTH SIDES OF DRIVEWAY.
- NEW ACCESSIBLE SIGNAGE MOUNTED ON POLE. REFER TO DETAIL 4/A1.2.
- IF NOT EXISTING PROVIDE A MINIMUM 4'-0" WIDE CLEAR PATH OF TRAVEL BEHIND CURB RAMP. IF THE PATH OF TRAVEL ENCRUSCHES INTO THE PARCEL THEN A CORNER CUT DEDICATION WILL BE REQUIRED.
- CONSTRUCT A 12'-0" WIDE CONCRETE SIDEWALK WHERE MISSING TO THE CITY OF FRESNO STD. P-5.
- INSTALL 30" STATE STANDARD "STOP" SIGN AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM LOCATED OF THE SIGN 1'-0" ABOVE THE GROUND. LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. WHERE "RIGHT TURN ONLY" SIGN ALSO IS REQUIRED AT THE SAME LOCATION, INSTALL 30"x36" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON SAME POST.
- PROPOSED LOCATION OF ELECTRICAL TRANSFORMER. SEE ELECTRICAL PLANS.
- PROPOSED LOCATION OF M.S.B. SEE ELECTRICAL PLANS.
- PROPOSED GAS LINE, CONNECT TO (E) MAIN LINE.
- PROPOSED WATER LINE, CONNECT TO (E) MAIN LINE.
- PROPOSED SEWER LINE, CONNECT TO (E) MAIN LINE.
- (E) BUS BENCH TO BE RELOCATED AND HAVE A NEW SHADE SHELTER PER PLAN.
- (E) BUS TRASH RECEPTACLE TO BE RELOCATED PER PLAN.
- (E) BUS STOP SIGN, RELOCATED FOR CONSTRUCTION OF NEW CONCRETE DRIVE APPROACH.
- PROPOSED TREE WELL PER COUNTY STANDARD AND CITY OF FRESNO FM STD P-8.
- (N) 10'-0" HEIGHT CMJ SCREEN FENCE PER DETAIL 1/55.2.
- (N) 3'-0" HEIGHT CMJ SCREEN FENCE PER COUNTY STANDARD DETAIL.

### PARKING DATA

PARKING CALC.  
 (3800 S.F. - 400(2) X 2 = 14 STALLS REQ.  
 423 S.F. AREA OF PARKING STALL

(N) PARKING PROVIDED	
# OF PARKING STALLS:	13
# OF ADA PARKING STALLS:	1
TOTAL # OF PARKING STALLS:	14

**CVEAS**  
**CENTRAL VALLEY**  
 ENGINEERING & SURVEYING, INC.  
 2132 HIGH STREET Selma, CA 93662  
 Tel: (559) 891-8811 Fax: (559) 891-8815  
 WWW.CVEAS.COM Email: info@cveas.com

PROJECT  
**SIERRA SHOPPING CENTER**  
**4706 E. SHIELDS AVENUE**  
**FRESNO CA 93726**



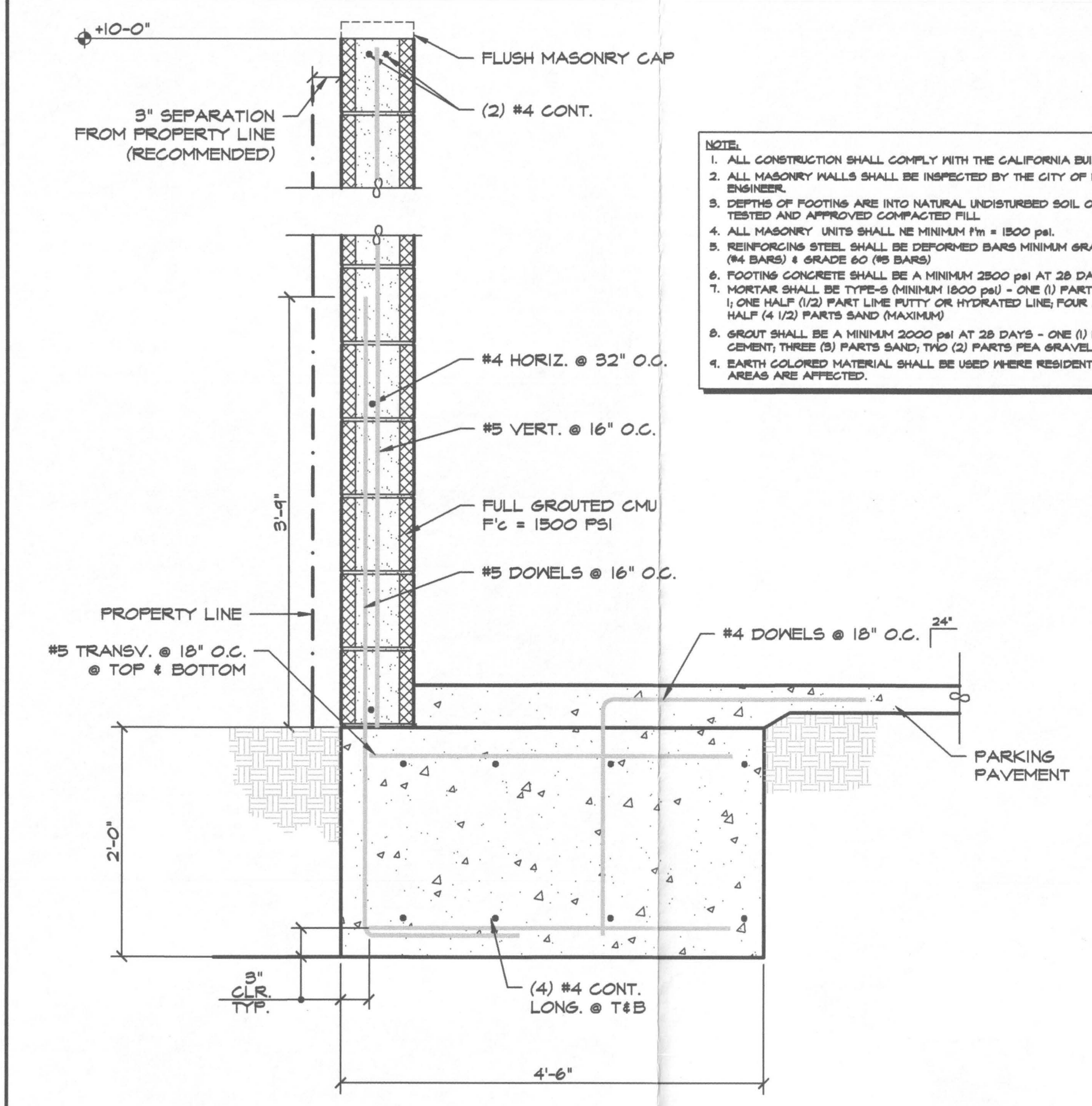
Revisions	Date
1. PER PLAN CHECK	07/05/17
2. PER PLAN CHECK	08/17/17
3. SCREEN WALL ADDENDUM	08/13/18
4. CEILING CHANGE ADDENDUM	11/02/18

**SITE PLAN**

CVEAS Job #:	15019
Date:	07-24-17
Drawn By:	MSE
Checked By:	RL
Scale:	AS NOTED



ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF CVEAS OR CONSULTANTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CVEAS OR CONSULTANTS. ANY REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF CVEAS.



- NOTE:**
1. ALL CONSTRUCTION SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE
  2. ALL MASONRY WALLS SHALL BE INSPECTED BY THE CITY OF FRESNO ENGINEER.
  3. DEPTHS OF FOOTINGS ARE INTO NATURAL UNDISTURBED SOIL OR TESTED AND APPROVED COMPACTED FILL
  4. ALL MASONRY UNITS SHALL BE MINIMUM Fm = 1500 psi.
  5. REINFORCING STEEL SHALL BE DEFORMED BARS MINIMUM GRADE 40 (#4 BARS) & GRADE 60 (#5 BARS)
  6. FOOTING CONCRETE SHALL BE A MINIMUM 2500 psi AT 28 DAYS
  7. MORTAR SHALL BE TYPE-S (MINIMUM 1500 psi) - ONE (1) PART CEMENT, TYPE 1, ONE HALF (1/2) PART LIME PUTTY OR HYDRATED LIME, FOUR AND ONE HALF (4 1/2) PARTS SAND (MAXIMUM)
  8. GROUT SHALL BE A MINIMUM 3000 psi AT 28 DAYS - ONE (1) PART CEMENT, THREE (3) PARTS SAND, TWO (2) PARTS FEA GRAVEL
  9. EARTH COLORED MATERIAL SHALL BE USED WHERE RESIDENTIAL AREAS ARE AFFECTED.

**1 DETAIL**  
SCALE: 1"=1'-0"

**CVEAS**  
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Revisions:	Date:
△ PER PLAN CHECK	07/05/17
△	
△	
△	
△	

**FOUNDATION DETAILS**

CVEAS Job #:	15019
Date:	7-24-2017
Drawn By:	AA
Checked By:	RL
Scale:	AS NOTED

RECEIVED  
COUNTY OF FRESNO  
OCT 03 2018  
DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DE.

**S5.2**



Variance Application No. 39522

Agenda September 6, 2018

Project Description: The proposal is to allow the creation of a wall 10 ft. in height. The approved wall is 6 ft. in height, proposing to add 4 ft.

These are the Variance Findings:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.

The site is located in the corner of Shields and Sierra Vista Avenues, this area is susceptible to a high crime range and numerous of homeless people wondering around. Some other zones under the same classification might not have these issues. The purpose of the higher wall is to try to fight these issues and help my customers feel comfortable.

2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.

The purpose of the higher wall is for my store to be more protected and less appealing to homeless people and robbers.

3. The granting of the variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.

The purpose of the variance is to benefit my property as well as the public who will be coming to my store. The higher wall will not harm anyone in anyway.

4. The granting of such variance will not be contrary to the objectives of the General Plan.

The proposed adjustment is allowable under the current county code (which requires a variance). The proposed adjustment will not affect the existing use of the site, which has been already approved by the County of Fresno.

If you have any questions, please do not hesitate to contact me at (559) 940-5286

Sincerely,

Gurdip Singh, owner

RECEIVED  
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OCT 03 2018  
DEPARTMENT OF PUBLIC WORKS  
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DEVELOPMENT SERVICES DIVISION

# APPROVED VARIANCES WITHIN A ONE MILE RADIUS

