



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 3 June 24, 2021

SUBJECT: Variance Application No. 4107

DESCRIPTION: Allow a 40-foot-tall refrigerated warehouse (maximum 35 feet allowed) for an existing fruit packing facility on a 23.35-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the east side of S. Cedar Avenue approximately 1,611 feet to the north from the intersection of S. Cedar and E. Manning Avenues and 3.3 miles west of the nearest city limits of the City of Fowler (Sup. Dist.: 4) (APN: 335-170-23) (8570 S. Cedar Avenue, Fresno, CA).

OWNER Cedar Avenue Properties, LTD

APPLICANT: Yamabe & Horn Engineering

STAFF CONTACT: Ejaz Ahmad, Planner
(559) 600-9669

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Approve Variance Application No. 4107 based on the recommended findings in the Staff Report; 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 Plan/Elevation
6. Applicant's Variance Findings

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No Change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	No Change
Parcel Size	23.35 acres	No Change
Project Site	A fruit packing, cooling, shipping, and marketing facility	Variance to allow a 40-foot-tall refrigerated warehouse on a 23.35-acre parcel
Structural Improvements	Buildings and structures for a fruit packing, cooling, shipping, and marketing facility	79,550 square feet warehouse
Nearest Residence	1,356 feet northwest of the proposed warehouse building	N/A
Operational Features	N/A	The proposed refrigerated warehouse will be used to store fruit bins
Employees	N/A	N/A
Traffic Trips	N/A	N/A
Lighting	N/A	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 15061(b) 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 11 property owners within 1,320 feet of the subject parcel, exceeding the

minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A Variance may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 873-F 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:

A portion of the subject 23.35-acre project site and the adjacent parcels to the east and south are developed with improvements related to an existing fruit packing, cooling, shipping, and marketing facility. The facility was authorized in 1976 by CUP No 1260 and is in operation since. Multiple expansions of the facility were authorized in the last 45 years by CUP No. 2635, 2781, 2922, 3254, and 3506.

The subject Variance request (VA 4107) is to allow a 40-foot-tall, refrigerated warehouse on a 23.35-acre parcel where a maximum of 35 feet in height is allowed in the AE-20 Zone District. If approved, the proposed 79,550 square feet warehouse will replace an existing 24,100 square-foot building on the property authorized by CUP No. 3506.

County records indicates that no Variance request for building height, or a structure was filed or approved within an existing one quarter-mile radius of the project site.

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.*

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.*

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: 35 feet Sides: 20 feet Rear: 20 feet	Front: 600 feet Sides: 24 and 427 feet Rear: 292 feet	Yes
Parking	Two (2) square feet of off-street parking area for each one (1) square foot of retail floor space	N/A	N/A
Lot Coverage	No requirement	N/A	N/A
Space Between Buildings	40 feet minimum between human habitations and	N/A	N/A

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
	structures utilized to house animals		
Wall Requirements	No requirement	N/A	N/A
Septic Replacement Area	100 percent of the existing system	N/A	N/A
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	N/A	N/A

Reviewing Agency/Department Comments:

There were no comments from reviewing agencies or County Departments regarding the project other than advisory statements about required regulations that have been noted under the Projects Notes section of Exhibit 1.

Finding 1 and 2 Analysis:

This Variance proposal entails a request to allow a 40-foot-tall (maximum 35 feet allowed) refrigerated warehouse for an existing fruit packing facility on a 23.35-acre parcel in the AE (Exclusive Agriculture) Zone District.

In order to make Findings 1 and 2 of the “Findings Necessary for the Granting of a Variance” (Exhibit 6) a determination must be made that the property is subject to an exceptional or extraordinary circumstance that does not apply to other properties in the same zoning district, and a substantial property right shared by other property owners must be demonstrated.

In support of Finding 1, the applicant’s finding states that the requested height will allow for optimal use of the building by providing adequate vertical clearance between the top of the fruit storage bins and the refrigeration equipment that hangs above.

In support of Finding 2, the applicant’s finding states that the existing fruit packing facility maintains good relationship with neighboring parcels. Further, the proposed building height is essential for the optimal operation of the facility, and that the increase in height will not adversely affect the surrounding properties.

Upon analyzing the subject proposal, staff concurs with the applicant that the proposed building height (40 feet verse 35 feet allowed) is a function of the use which per the applicant is to provide for an adequate vertical clearance between the top of the fruit storage bins and the refrigeration equipment that hangs above. As such, not allowing adequate building height may impact the efficiency and functionality of the building that is a common practical design for agricultural storage facilities. Also, the Site Plan and aerial view of the property shows limited open space due to the existing improvements approved by CUP No. 3506 around the proposed warehouse. This space limitation further supports the building design with a higher elevation. Further, it is worth noting there has been other agricultural buildings and structures in AE Zone Districts that were approved for increased building height through Variance requests.

As maintaining the proposed building height is a function of the use, a lesser height will make the use unfeasible. Given the above discussion and the fact that no viable options are available to the Applicant, staff believes a warehouse 40 feet in height as proposed by this Variance request is necessary and acceptable.

Recommended Conditions of Approval:

None

Conclusion Finding 1 and 2:

Based on the above analysis, Finding 1 and 2 can 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.*

Surrounding Parcels				
	Size	Use	Zoning	Nearest Residence
North	17.3 acres	Photovoltaic solar facility	AE-20	1,356 feet northwest
South	35.9 acre	Fruit packing facility	AE-20	None
East	7.21 acres	Fruit packing facility		
West	116.8 acres	Farmland with a Single-family residence	AE-20	1,517 feet

Reviewing Agency/Department Comments Finding 3:

Development Engineering Division of the Fresno County Department of Public Works and Planning: Any additional storm water runoff generated by the proposed development of a site cannot be drained across property lines or into the County road right-of-way, and shall be retained on-site, per County Standards. An Engineered Grading and Drainage Plan may be required for the project. A grading permit or voucher shall be required for any grading proposed with this application. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be filed with State Water Resources Control Board.

Fresno County Fire Protection District: The project shall comply with California Code of Regulations Title 24 – Fire Code, prior to receiving FCFPD conditions of approval for the project, construction plans shall be submitted to the County of Fresno Public Works and Planning and FCFPD for approval, and the property shall require annexation to the Community Facilities District No. 2010-01 of the District.

These requirements have been included as Project Notes.

Site Plan Review Section, Design Division, Road Maintenance & Operations Division, and Water and Natural Resources Division of the Fresno County Department of Public Works and

Planning; Fresno County Department of Public Health, Environmental Health Division: Indicated no concerns with the proposal.

Finding 3 Analysis:

In support of Finding 3, the applicant's finding states that granting of this variance will have no adverse effect on the abutting and surrounding properties. The proposed warehouse is located within the central portion of the fruit packing site, is surrounded by existing buildings, and maintains adequate distance from the nearest road. Further, the proposed use conforms to the surrounding agricultural area.

The primary purpose of the height requirement for building structures is to protect the aesthetic character of the neighborhood. Without building height standards, extreme height variations can occur between buildings on adjacent properties, which can negatively affect the appearance along streets.

Upon reviewing the Applicant-submitted Site Plan, building elevations, and aerial view of the property, staff has determined that a 40-foot-tall warehouse will not be injurious to public or the surrounding properties. The existing improvements to the north, south and east of the warehouse will screen much of its visibility from the surrounding area and will be approximately 600 feet from Cedar Avenue to the west. Given these considerations, staff believe a five-foot increase in building height, over the 35 feet that is allowed is minimal, and will have a negligible visual impact on surrounding area.

Recommended Conditions of Approval:

None.

Conclusion Finding 3:

Staff believes that there will be no adverse impacts on neighboring properties, Finding 3 can be made.

Finding 4: That the proposed development is consistent with the General Plan

Reviewing Agency/Department Comments Finding 4:

Policy Planning Unit of the Fresno County Department of Public Works and Planning: No concerns specific to General Plan Policies. The project site is not in the Williamson Act Program.

Analysis Finding 4:

In support of Finding 4, the Applicant's finding states that the proposed development is consistent with the General Plan.

Staff notes that there are no policies specific to building height in the Fresno County General Plan. Therefore, approval of the subject Variance request is not in conflict with the policies of the General Plan.

Recommended Conditions of Approval:

None.

Conclusion Finding 4:

Based on the above analysis, Finding 4 can be made.

PUBLIC COMMENT:

None.

SUMMARY CONCLUSION:

Based on the factors cited in the analysis, staff believes that required Findings 1, 2, 3 and 4 for granting the Variance can be made. Staff therefore recommends approval of Variance No. 4107.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to determine that the required Findings can be made and move to approve Variance No. 4107; 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 (state basis for not making the Findings) and move to deny Variance No. 4107; 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.

EA:

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EXHIBIT 1

**Variance Application (VA) No. 4107
Conditions of Approval and Project Notes**

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

Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	This Variance approval will become void unless there has been substantial development within one year of the effective date of this approval.
2.	Construction plans, building permits and inspections are required for the proposed development. Contact the Building and Safety Section of the Fresno County Department of Public Works and Planning at (559) 600-4540 regarding plans, permits and inspections.
3.	The project shall comply with California Code of Regulations Title 24 – Fire Code and prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the project, must submit construction plans to the Fresno County Department of Public Works and Planning and FCFPD for review. The project may be required to annex into the Community Facilities District No. 2010-01 of the FCFPD.
4.	Any additional storm water runoff generated by the proposed development of a site cannot be drained across property lines or into the County road right-of-way, and must be retained on-site, per County Standards.
5.	If the proposed development does not substantially increase the net impervious surface onsite and the existing drainage patterns are not changed, there will be no engineered grading and drainage plan required. However, Letter of Retention and Letter of Certification from a licensed Civil Engineer addressed to the Department of Public Works and Planning will be required. Letter of Certification must specify the reason why an engineered grading and drainage plan is not needed.
6.	An Engineered Grading and Drainage Plan may be required for the project. A grading permit or voucher is required for any grading proposed with this application.

EXHIBIT 1

EXHIBIT 2
LOCATION MAP

VA 4107

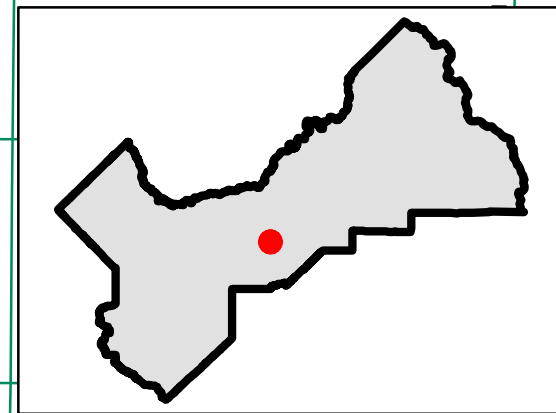
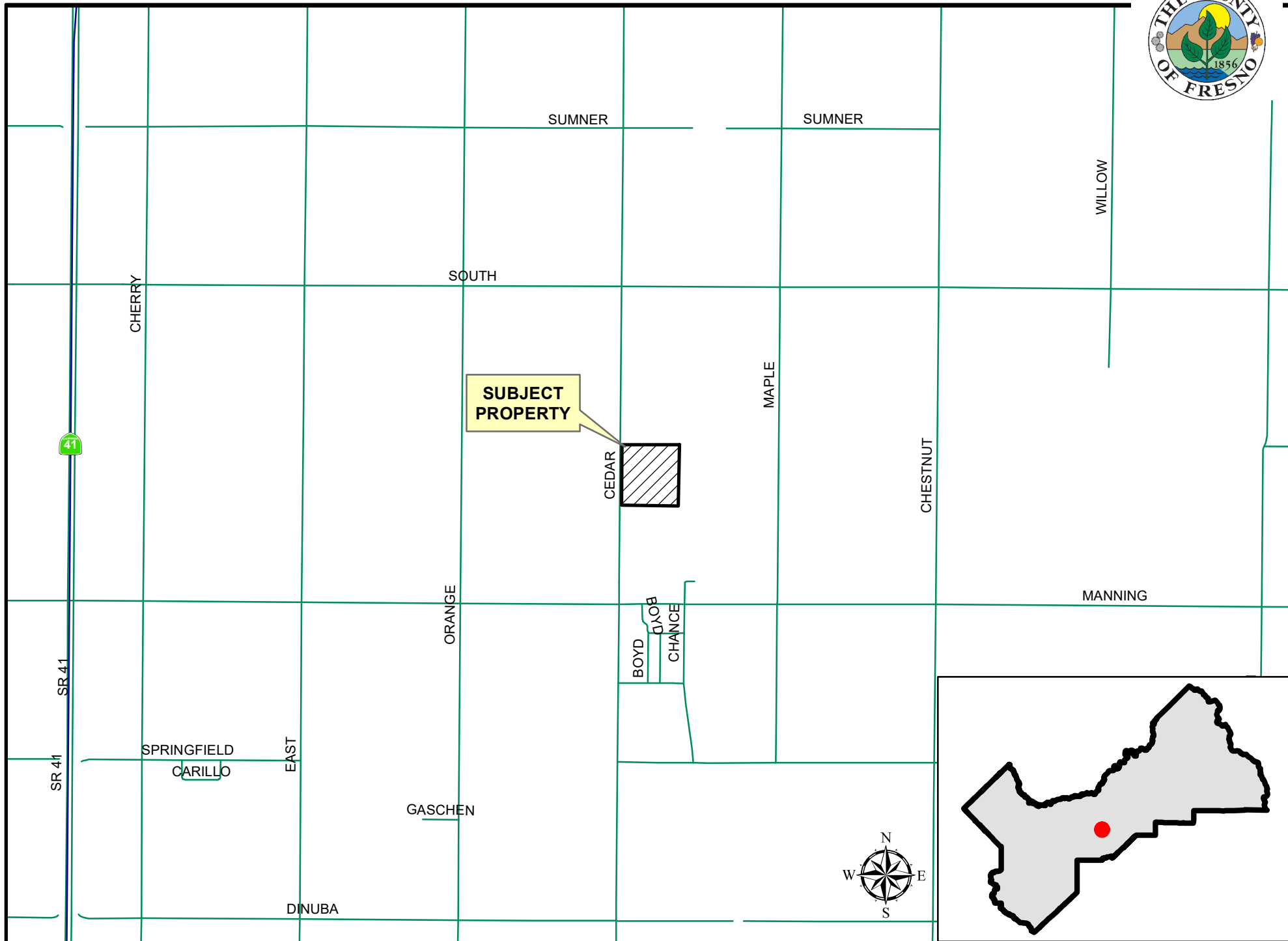


EXHIBIT 2

EXHIBIT 3
EXISTING ZONING MAP



C6

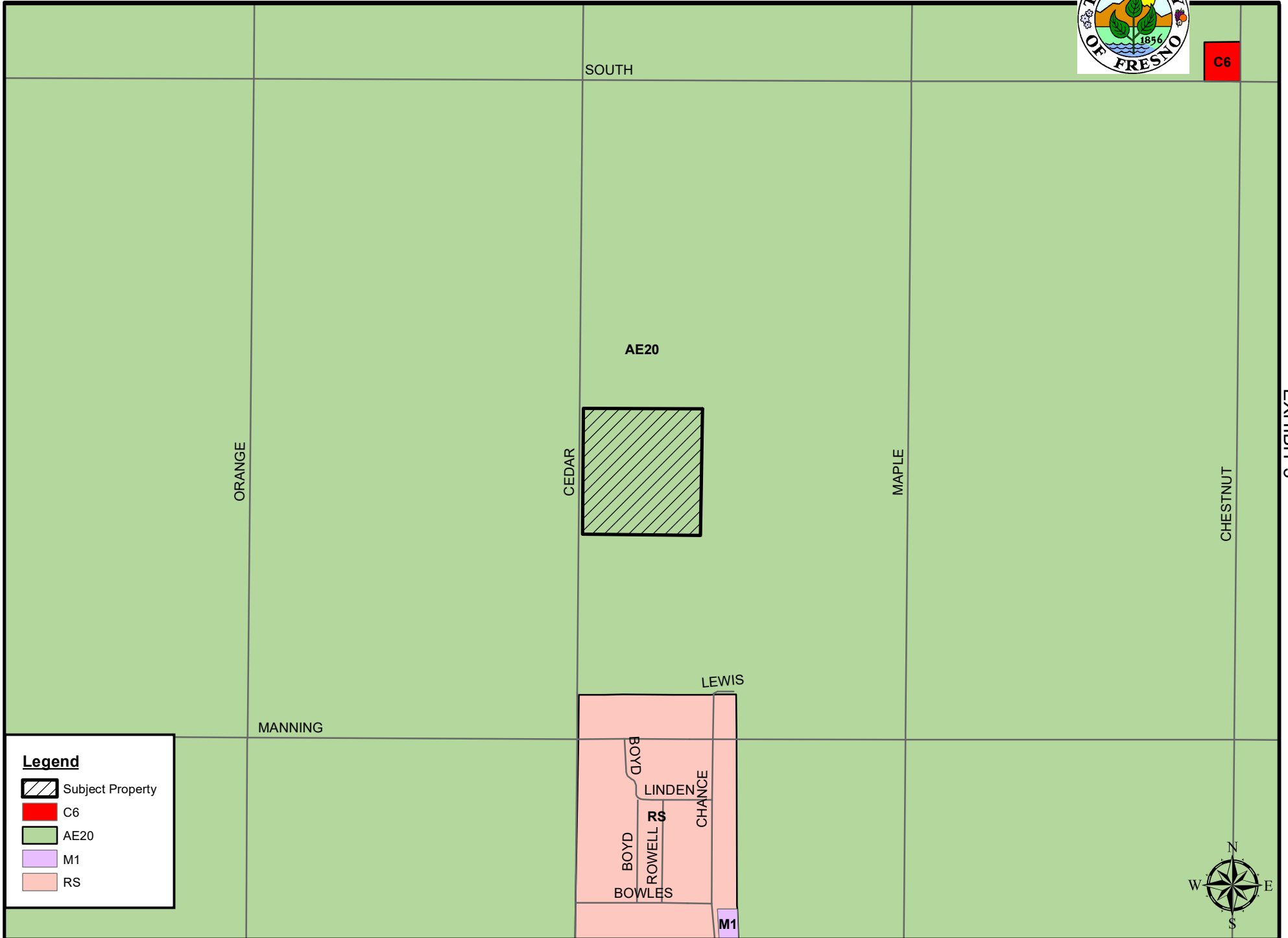


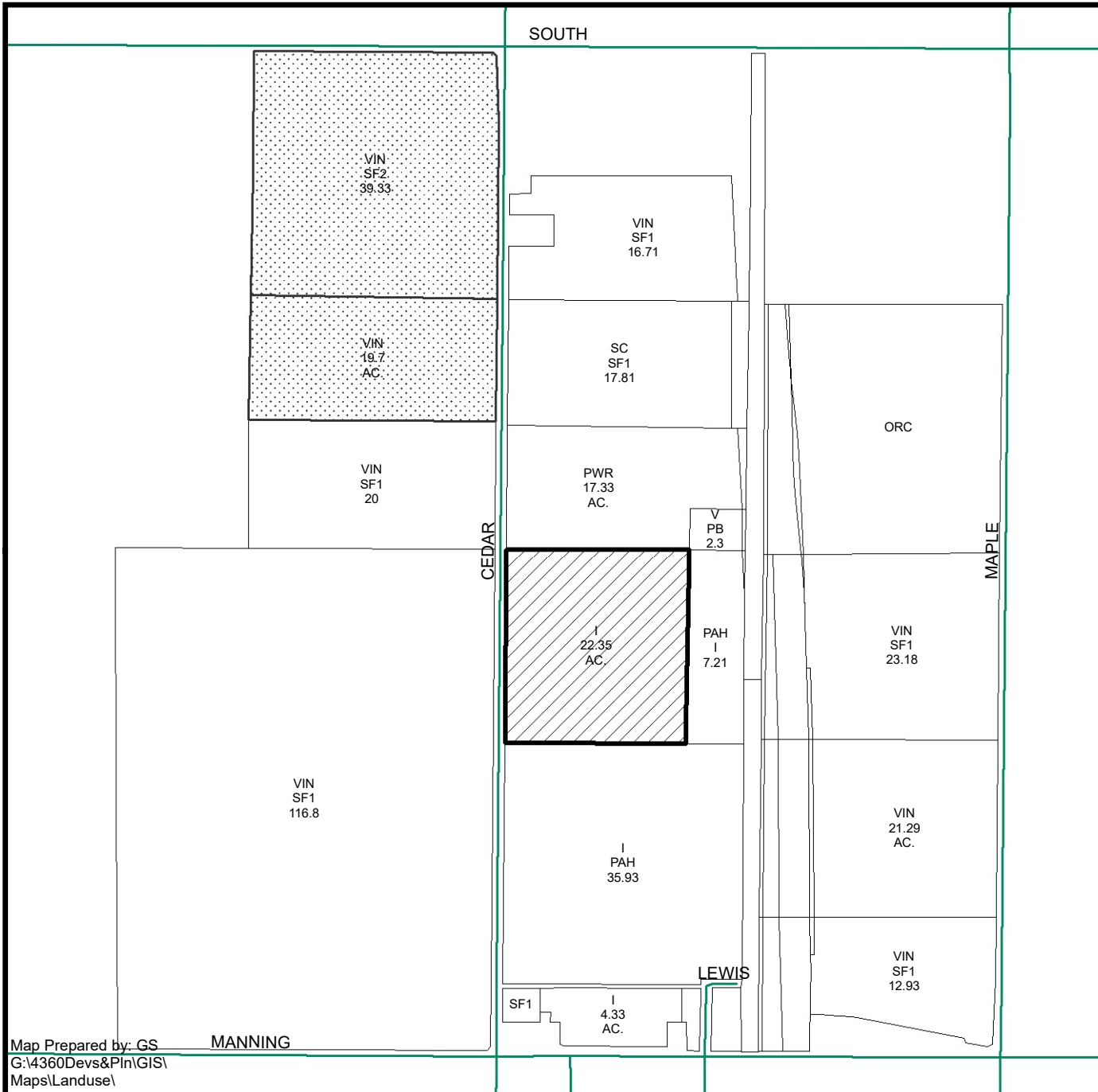
EXHIBIT 3

Legend

- Subject Property
- C6
- AE20
- M1
- RS



EXISTING LAND USE MAP



LEGEND	
I - INDUSTRIAL	
ORC - ORCHARD	
PAH - PACKING HOUSE	
PONDING BASIN	
PWR - POWER GENERATION SITE	
SC - SEASONAL CROP	
SF#- SINGLE FAMILY RESIDENCE	
V - VACANT	
VIN - VINEYARD	

LEGEND:

- Subject Property
- Ag Contract Land

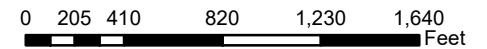
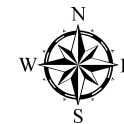
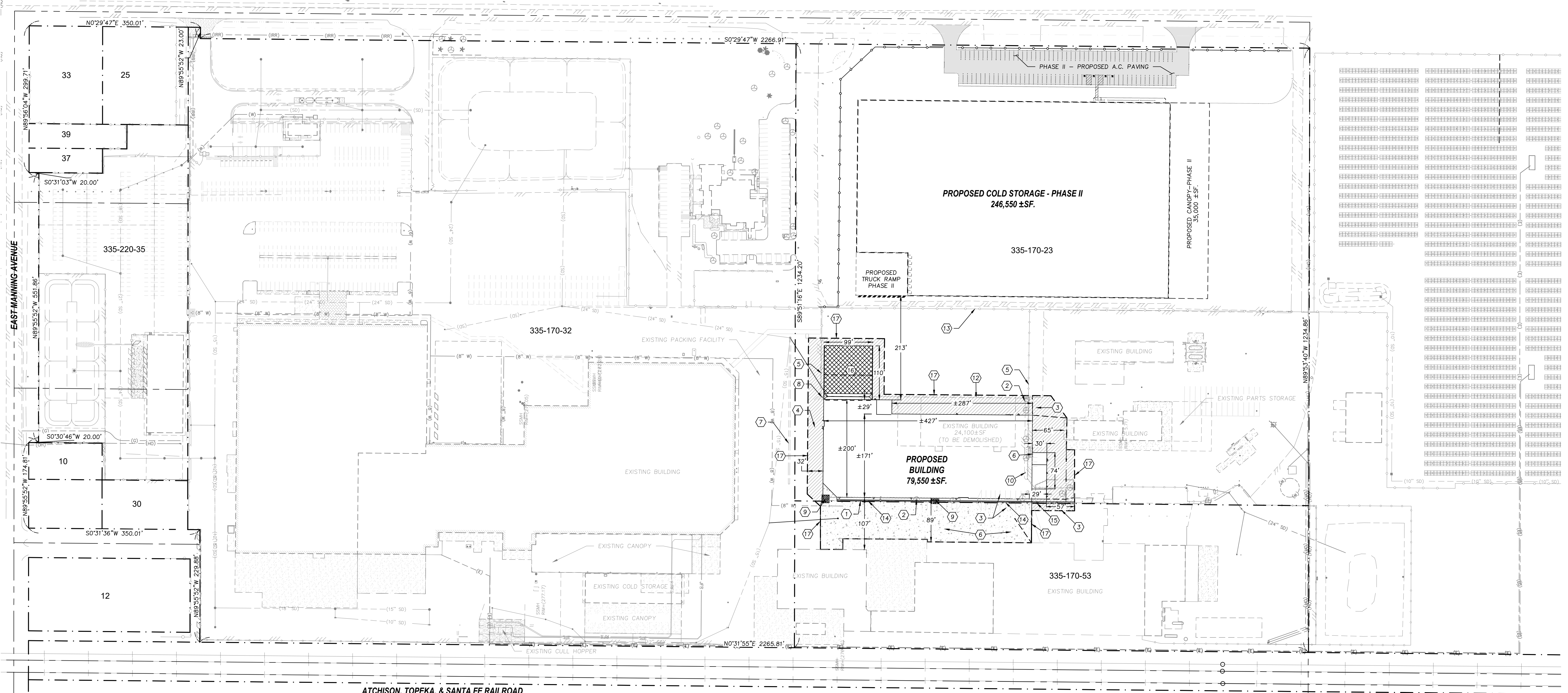


EXHIBIT 5

Ref. & Rev.

SOUTH CEDAR AVENUE



LEGEND:

---	EXISTING SECTION LINE	⊙	EXISTING FIRE HYDRANT
---	EXISTING CENTER LINE	⊙	EXISTING SIGN
---	EXISTING PROPERTY LINE	⊙	EXISTING STORM DRAIN MANHOLE
---	EXISTING RIGHT-OF-WAY LINE	⊙	EXISTING TREE
---	EXISTING CURB & GUTTER	⊙	EXISTING UTILITY POLE
---	EXISTING AC DIKE	⊙	EXISTING WATER VALVE
---	EXISTING EDGE OF PAVEMENT		
---	EXISTING SWALE		
---	EXISTING WALL		

ABBREVIATIONS:

BLDG	BUILDING	GW	GUY WIRE	SSMH	SANITARY SEWER MANHOLE
C	CONCRETE	HP	HINGE POINT	SW	SIDEWALK
CL	CENTER LINE	LE	LANDSCAPE EASEMENT	TC	TOP OF CURB
CR	CROWN	LIP	LIP OF GUTTER	TD	TOP OF DIKE
DI	STORM DRAIN DROP INLET	OG	ORIGINAL GROUND	TOE	TOE OF SLOPE
DIKE	AC DIKE	P	PAVEMENT	TOP	TOP OF SLOPE
ELB	ELECTRIC BOX	PC	POINT ON CURVE	TP	TELEPHONE POLE
EP	EDGE OF PAVEMENT	PE	PEDESTRIAN EASEMENT	UM	UNDERGROUND MARKER
EX. OR (E)	EXISTING	PL	PROPERTY LINE	VG	VALLEY GUTTER
FD	FINISH DIRT	PP	POWER POLE	VP	VENT PIPE/STAND PIPE
FF	FINISH FLOOR	PUE	PUBLIC UTILITY EASEMENT	WM	WATER METER
FH	FIRE HYDRANT	R/W	RIGHT-OF-WAY LINE	WV	WATER VALVE
FL	FLOWLINE	SDMH	STORM DRAIN MANHOLE	WV	WATER VALVE
FNC	FENCE	SF	SPLIT FLOW	XXXXXX	EXISTING GRADE
GB	GRADE BREAK	SL	SECTION LINE		

- SITE NOTES:**
- MINIMUM 2% SLOPE FOR A MINIMUM OF 5' FOR DRAINAGE AWAY FROM BUILDING.
 - NO WATER SHALL DRAIN TO ADJACENT PROPERTY WITH NO ON-SITE WATER RETENTION.
 - COMPACTION REPORT SHALL BE PREPARED BY AN APPROVED TESTING AGENCY UPON COMPLETION OF GRADING.
 - ALL GRADING SHALL COMPLY WITH SECTION 7014-C OF THE 2013 CALIFORNIA BUILDING CODE.
 - PROVIDE SOIL COMPACTION FROM AN APPROVED TESTING LAB FOR ALL AREAS WHERE LOOSE FILL IS USED OR WHERE BUILDING FOOTING WILL OCCUR.
 - ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REG. CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
 - LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
 - INSTALL STREET ADDRESS NUMERALS AT LEAST FOUR INCHES HIGH WITH MINIMUM 1/2-INCH STROKE MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET (CBC 501.2).
 - A CHEMICAL TOILET IS REQUIRED TO BE ON-SITE DURING CONSTRUCTION.
 - FINISH FLOOR ELEVATION TO BE 6" ABOVE THE CROWN OF THE STREET.
 - DRIVEWAYS AND PRIVATE ROADS SHALL HAVE A MAXIMUM SLOPE OF 12%. THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR PAVED SURFACES.

FIRE NOTES:

THIS PERMIT DOES NOT INCLUDE FIRE SPRINKLERS. LAYOUT AND DETAILS OF THE FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED TO AND APPROVED BY THE APPLICABLE FIRE MARSHAL PRIOR TO SUBMITTING TO FRESNO COUNTY FOR PERMIT INSTALLATION. ONE SET OF APPROVED PLANS SHALL BE MAINTAINED ON THE JOB SITE AND ONE SET RETAINED BY FRESNO COUNTY.

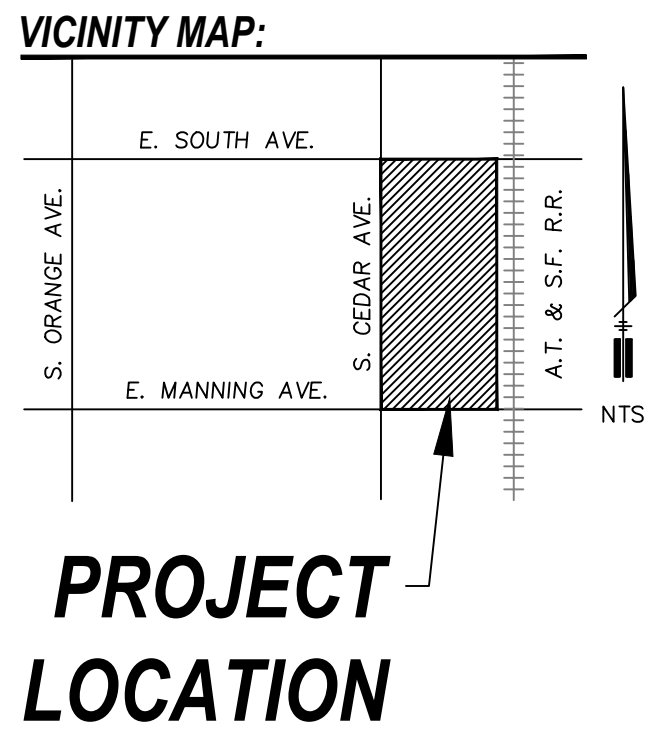
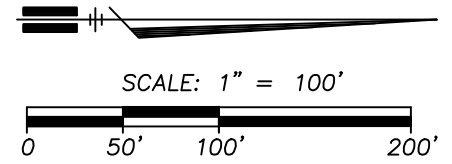
THE SPRINKLER SYSTEM SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE FIRE MARSHAL PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.

THIS PROJECT HAS BEEN DESIGNED WITH A UNIFORM LOAD OF _____ POUNDS/SF TO SUPPORT THE FIRE SPRINKLER SYSTEM. ADDITIONALLY, WE HAVE DESIGNED THE MAIN SUPPORT MEMBERS (PURLINS, FRAMES, JOIST, ETC.) TO SUPPORT CONCENTRATED LOAD OF LARGER SPRINKLER LINES.

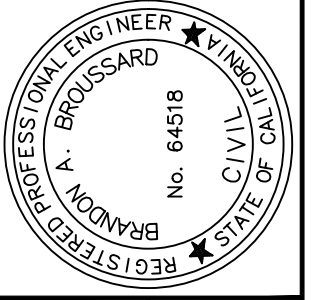
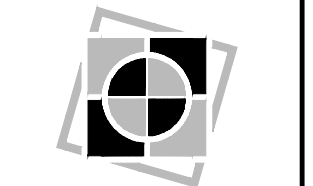
SIGNED _____
ENGINEER LIC. # _____

- HANDICAP ACCESSIBILITY NOTES:**
- THERE SHALL BE NO VERTICAL OFFSET ALONG A PATH OF TRAVEL INTO THE BUILDING OR RESTROOMS GREATER THAN 1/2 INCH.
 - PROVIDE ACCESSIBLE PARKING WITH PROPER SIGNS AND SYMBOLS. AT LEAST ONE STALL WITH AN EIGHT FOOT UNLOADING AREA SHALL BE PROVIDED AND DESIGNATED FOR VANS.
 - ALL STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON 7-FOOT POLES.
 - ALL HANDICAP PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAP SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM HANDICAP PARKING STALLS AND RAMPS.
 - PROVIDE THE FOLLOWING INFORMATION FOR HANDICAP PARKING.
 - APPROVED SIGN TO BE POSTED IN CONSPICUOUS PLACE AT EACH ENTRANCE TO THE OFF-STREET PARKING FACILITY WHICH DISPLAYS INFORMATION FOR HANDICAP PARKING.
 - APPROVED SIGN TO BE POSTED IN CONSPICUOUS PLACE AT EACH ENTRANCE TO THE OFF-STREET PARKING FACILITY WHICH DISPLAYS INFORMATION FOR HANDICAP PARKING.
 - APPROVED INTERNATIONAL SYMBOL OUTSIDE AT PARKING STALL AND D.M.V. POSTING SIGN.

- SITE PLAN KEYNOTES:**
- EXISTING CURB TO BE REMOVED
 - EXISTING TREE TO BE REMOVED (TYP.)
 - EXISTING PARKING STALLS TO BE REMOVED
 - EXISTING GUTTER TO BE REMOVED
 - EXISTING CHAIN LINK FENCE TO BE REMOVED
 - EXISTING ASPHALT TO BE REMOVED
 - EXISTING GUTTER TO REMAIN AND BE PROTECTED
 - EXISTING UTILITY POLE TO BE RELOCATED
 - EXISTING FIRE HYDRANT TO REMAIN
 - EXISTING SIGN TO BE REMOVED
 - EXISTING PARKING STALLS TO REMAIN
 - EXISTING BUILDING TO BE DEMOLISHED
 - EXISTING CHAIN LINK FENCE TO REMAIN
 - PROPOSED CURB & GUTTER
 - PROPOSED CONCRETE VALLEY GUTTER
 - PROPOSED CONCRETE DOCK
 - SAWCUT LIMIT



Yamabe & Horn
Engineers, Inc.
CIVIL ENGINEERS • LAND SURVEYORS
208 N. BURL AVENUE SUITE 101 FRESNO, CA 93727
TEL: (559) 244-5123 WEBSITE: YANDHORN.COM

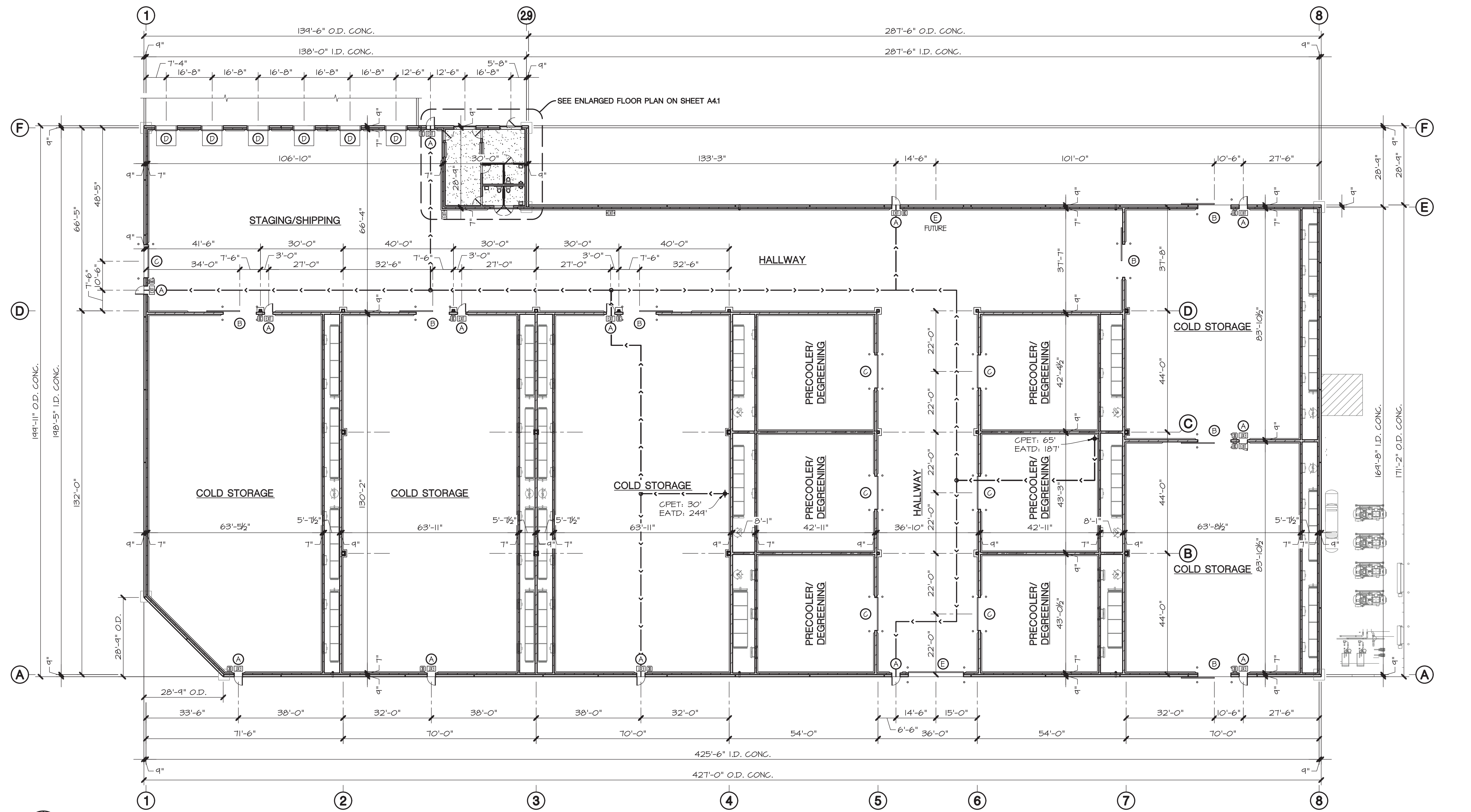


FOWLER PACKING COMPANY
2020 EXPANSION
SITE PLAN

PROJECT TITLE	Dr. By: YH
SHEET DESCRIPTION	Ch. By: KR
	Date: 01/22/2021
	Scale: As Noted
	YH Job No. 20-316
	Sheet No. 1
	of 1 Sheets

EXHIBIT 5

Plot By: Henry Reyes Plot Date: 1/22/2021 File Location: F:\2020\20-316\FowlerPackingCompany\PlanSheets\PlanSheets\20-316_S1P.dwg



FLOOR PLAN
FOR INSULATED METAL PANEL PARTITIONS, CEILING, AND ASSOCIATED DETAILS SEE DRAWINGS PREPARED BY R-COLD

1" = 20'-0"

EGRESS NOTES PER CBC 2019

- DOORS (CBC 1010.1): MEANS OF EGRESS DOORS SHALL BE READILY DISTINGUISHABLE FROM ADJACENT CONSTRUCTION AND FINISHES SUCH THAT THEY ARE EASILY RECOGNIZABLE AS DOORS. MIRRORS OR SIMILAR REFLECTING MATERIALS SHALL NOT BE USED ON MEANS OF EGRESS DOORS. MEANS OF EGRESS DOORS SHALL NOT BE CONCEALED BY CURTAINS, DRAPES, DECORATIONS OR SIMILAR MATERIALS.
- POWER-OPERATED DOORS (CBC 1010.1.4.2): EGRESS DOORS OPERATED BY POWER (SUCH AS DOORS WITH A PHOTOELECTRIC-ACTUATED MECHANISM TO OPEN THE DOOR UPON THE APPROACH OF A PERSON, OR DOORS WITH POWER-ASSISTED MANUAL OPERATION) SHALL BE CAPABLE OF BEING OPENED MANUALLY TO PERMIT MEANS OF EGRESS TRAVEL OR CLOSED WHERE NECESSARY TO SAFEGUARD MEANS OF EGRESS. THE FORCES REQUIRED TO OPEN THESE DOORS MANUALLY SHALL NOT EXCEED THOSE SPECIFIED IN SECTION 1010.1.3, EXCEPT THAT THE FORCE TO SET THE DOOR IN MOTION SHALL NOT EXCEED 50 POUNDS (220 N). THE DOOR SHALL BE CAPABLE OF SWINGING FROM ANY POSITION TO THE FULL WIDTH OF THE OPENING IN WHICH SUCH DOOR IS INSTALLED WHEN A FORCE IS APPLIED TO THE DOOR ON THE SIDE FROM WHICH EGRESS IS MADE. FULL-POWER-OPERATED DOORS SHALL COMPLY WITH BMA 1156.10. LOW-ENERGY POWER-OPERATED SLIDING DOORS AND LOW-ENERGY POWER-OPERATED FOLDING DOORS SHALL COMPLY WITH BMA 1156.38.
- DOOR OPERATIONS (CBC 1010.1.9): EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL COMPLY WITH CBC 118-404. SEE DETAIL 4 OF THE ACCESSIBILITY DETAILS SHEET.
- AT ALL MAIN EGRESS POINTS (CBC 1010.1.9.4.2.2): PROVIDE A READILY VISIBLE DURABLE SIGN BE POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.
- SENSOR RELEASE OF ELECTRICALLY LOCKED EGRESS DOORS (CBC 1010.1.9.9): SENSOR RELEASE OF ELECTRIC LOCKING SYSTEMS SHALL BE PERMITTED ON DOORS LOCATED IN THE MEANS OF EGRESS IN ANY OCCUPANCY EXCEPT GROUP H WHERE INSTALLED AND OPERATED IN ACCORDANCE WITH ALL OF THE FOLLOWING CRITERIA:
 - THE SENSOR SHALL BE INSTALLED ON THE EGRESS SIDE, ARRANGED TO DETECT AN OCCUPANT APPROACHING THE DOOR, AND SHALL CAUSE THE ELECTRIC LOCKING SYSTEM TO UNLOCK.
 - THE ELECTRIC LOCKS SHALL BE ARRANGED TO UNLOCK BY A SIGNAL FROM OR LOSS OF POWER TO THE SENSOR.
 - LOSS OF POWER TO THE LOCK OR LOCKING SYSTEM SHALL AUTOMATICALLY UNLOCK THE ELECTRIC LOCKS.
 - THE DOORS SHALL BE ARRANGED TO UNLOCK FROM A MANUAL UNLOCKING DEVICE LOCATED 40 INCHES TO 48 INCHES VERTICALLY ABOVE THE FLOOR AND WITHIN 5 FEET OF THE SECURED DOORS. READY ACCESS SHALL BE PROVIDED TO THE MANUAL UNLOCKING DEVICE AND THE DEVICE SHALL BE CLEARLY IDENTIFIED BY A SIGN THAT READS "PUSH TO EXIT" WHEN OPERATED, THE MANUAL UNLOCKING DEVICE SHALL RESULT IN DIRECT INTERRUPTION OF POWER TO THE ELECTRIC LOCK - INDEPENDENT OF OTHER ELECTRONICS - WHEN OPERATED, THE MANUAL UNLOCKING DEVICE SHALL NOT LESS THAN 30 SECONDS.
 - ACTIVATION OF THE BUILDING FIRE ALARM SYSTEM, WHERE PROVIDED, SHALL AUTOMATICALLY UNLOCK THE ELECTRIC LOCK, AND THE ELECTRIC LOCK SHALL REMAIN UNLOCKED UNTIL THE FIRE ALARM SYSTEM HAS BEEN RESET.
 - ACTIVATION OF THE BUILDING AUTOMATIC SPRINKLER SYSTEM OR FIRE DETECTION SYSTEM, WHERE PROVIDED, SHALL AUTOMATICALLY UNLOCK THE ELECTRIC LOCK. THE ELECTRIC LOCK SHALL REMAIN UNLOCKED UNTIL THE FIRE ALARM SYSTEM HAS BEEN RESET.
 - THE DOOR LOCKING SYSTEM UNITS SHALL BE LISTED IN ACCORDANCE WITH UL 294.

- EXIT SIGNS (CBC 1013.1): EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS, INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN. SEE DETAIL 9 OF THE ACCESSIBILITY DETAILS SHEET.
- SIGN ILLUMINATION (CBC 1013.3): EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- RAISED CHARACTER AND BRAILLED EXIT SIGNS (CBC 1013.4): TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
 - EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT."
 - EACH EXIT DOOR THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1, AND THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
 - "EXIT STAIR DOWN"
 - "EXIT STAIR UP"
 - "EXIT RAMP UP"
 - "EXIT RAMP DOWN"
 - EACH EXIT DOOR THAT IS REQUIRED TO COMPLY WITH CBC 1013.1, AND THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE THAT DOES NOT UTILIZE A STAIR OR RAMP, OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE."
 - EACH EXIT DOOR THROUGH A HORIZONTAL EXIT THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "TO EXIT."
 - RAISED CHARACTER AND BRAILLED EXITS SIGNS SHALL COMPLY WITH CBC 118-703.1, 118-703.2, 118-703.3 AND 118-703.5.
- INTERNALLY ILLUMINATED EXIT SIGN (CBC 1013.5): ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTOLUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CBC 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OTHER THAN FIRE DOORS (CBC 118-404.2.3):
 - INTERIOR HINGED DOORS AND GATES SHALL NOT EXCEED 5 POUNDS (22 N) MAXIMUM.
 - SLIDING AND FOLDING DOORS SHALL NOT EXCEED 5 POUNDS (22 N) MAXIMUM.
 - REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS (66.7 N) MAXIMUM.
 - EXTERIOR HINGED DOORS SHALL NOT EXCEED 5 POUNDS (22 N) MAXIMUM.

DOOR SCHEDULE		
SIZE	TYPE	NOTES
A 3210	HINGED SWING	
B 12420	HORIZONTAL SLIDE	
C 12420	VERTICAL LIFT	
D 8900	VERTICAL LIFT	
E 20420	VERTICAL LIFT	

FOR DOOR SPECIFICATIONS AND DETAILS SEE DRAWINGS PREPARED BY R-COLD

SIGN LEGEND

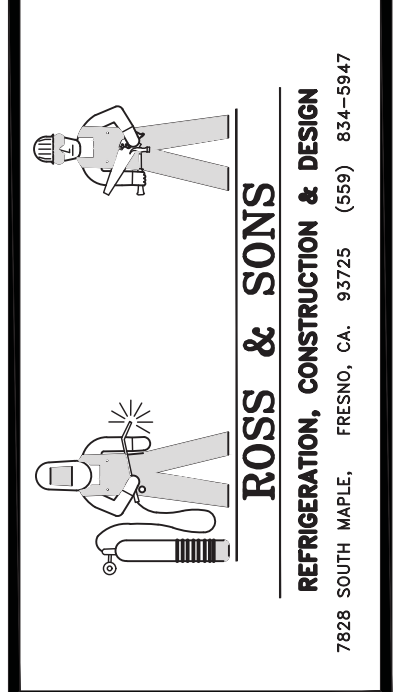
- INDICATES AN APPROVED ILLUMINATED EXIT SIGN (WITH DIRECTIONAL ARROWS AS REQUIRED) AT EACH EXIT, EXIT ACCESS DOOR, AND ALONG THE PATH OF EGRESS TRAVEL AT DIRECTION CHANGES AND SPACED AT DISTANCES NOT EXCEEDING 100 FEET.
 - INDICATES AN APPROVED TACTILE EXIT SIGN AT EACH EXIT OR EXIT ACCESS DOOR (AS REQ'D):
 - AT GRADE-LEVEL EXTERIOR DOORS WITH THE WORD "EXIT".
 - AT INTERIOR DOORS WITH THE WORDS "EXIT ROUTE".
 - AT STAIRWAY DOORS WITH THE WORDS "EXIT STAIR DOWN" OR "EXIT STAIR UP" AS PERTINENT.
 - AT RAMP DOORS WITH THE WORDS "EXIT RAMP DOWN" OR "EXIT RAMP UP" AS PERTINENT.
- SEE DETAILS 4/G5.1 & 9/G5.1 FOR ADDITIONAL NOTES AND INFORMATION.

EGRESS ANALYSIS

BUILDING (TOTAL)
AREA: 75,686 SQ. FT.
OCCUPANTS: 161
EXITS REQUIRED: 2 (CBC 1006.2)
FIRE SPRINKLERS: YES
COMMON PATH OF EGRESS TRAVEL: 100' MAX.
EXIT ACCESS TRAVEL DISTANCE: 400' MAX. (CBC 1017.2.2)

OFFICE
OCCUPANCY: B (ACCESSORY TO S-1)
AREA: 863 SQ. FT.
OCCUPANT LOAD (1 PER 100): 9

WAREHOUSE
OCCUPANCY: S-1
AREA: 75,823 SQ. FT.
OCCUPANT LOAD (1 PER 500): 152



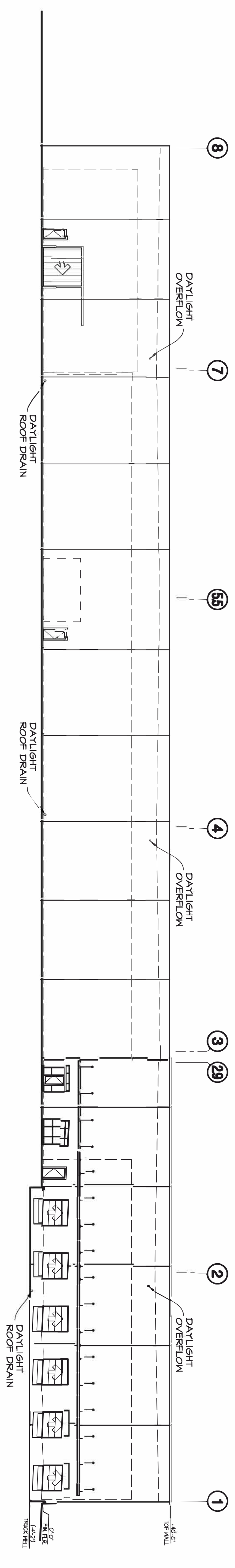
FOWLER PACKING COMPANY
NEW REFRIGERATED WAREHOUSE
8570 SOUTH CEDAR AVENUE
FRESNO, CALIFORNIA

FLOOR PLAN

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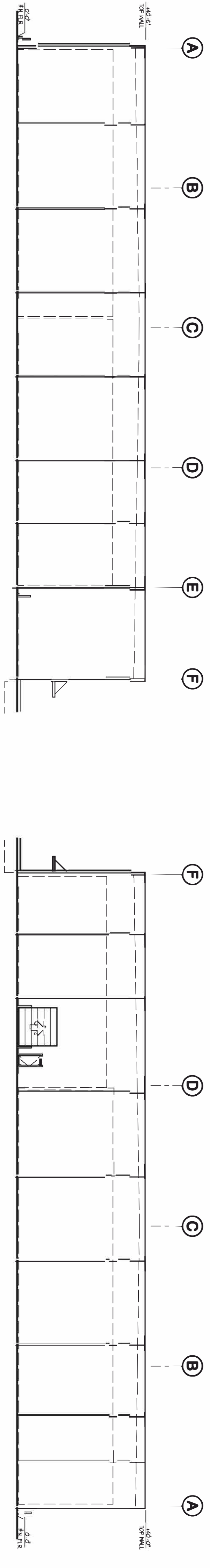
REV.	DATE	BY	DESCRIPTION

DATE: 12/16/2020
DRAWN: JDB
CHECKED: PJA
APPROVED: .



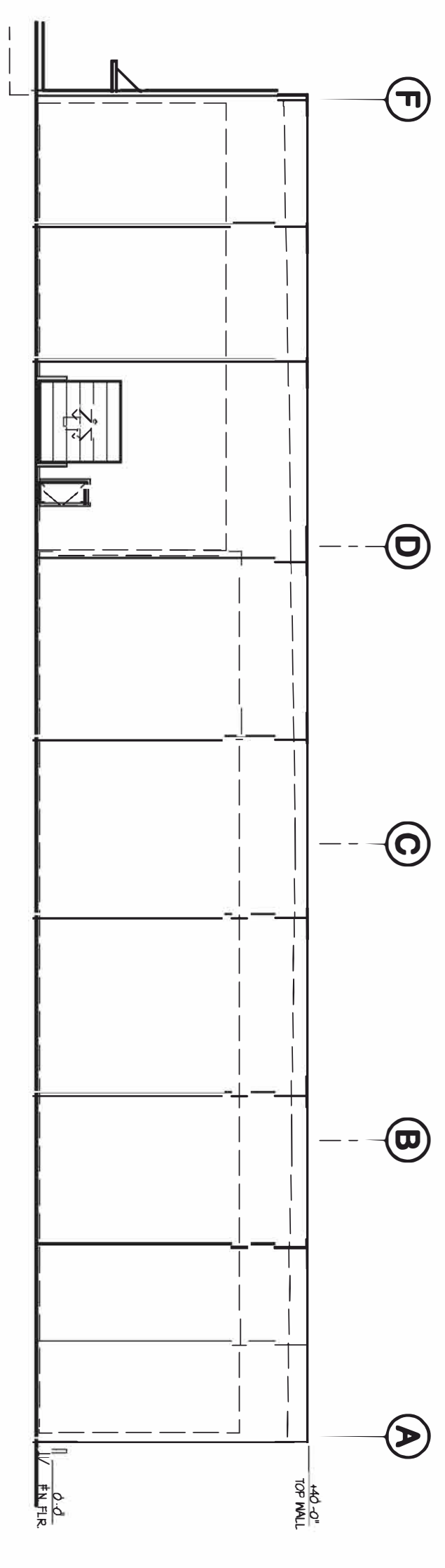
WEST ELEVATION

1/8\"/>



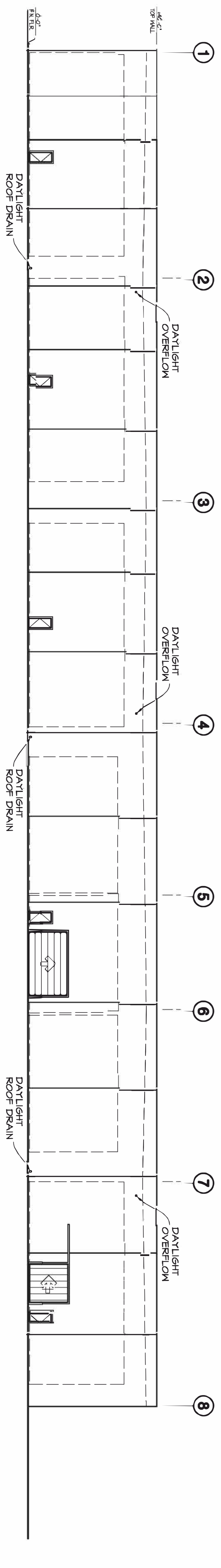
NORTH ELEVATION

1/8\"/>



SOUTH ELEVATION

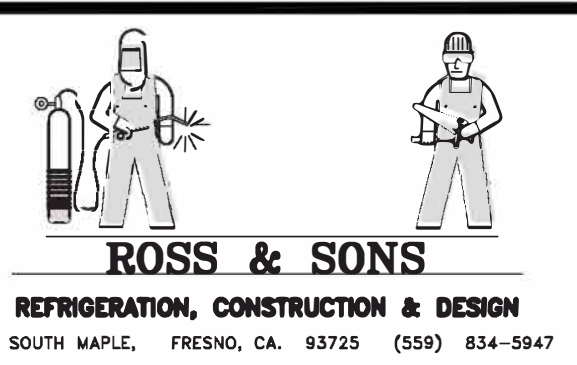
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EAST ELEVATION

1/8\"/>

Exts15, Page 3



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FOWLER PACKING COMPANY
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 FRESNO, CALIFORNIA

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REV.	DATE	BY	DESCRIPTION

DATE: 12/16/2020
 DRAWN: JDB
 CHECKED: PJA
 APPROVED:
A2.1

EXHIBIT 6



Yamabe & Horn Engineering, Inc.
CIVIL ENGINEERS • LAND SURVEYORS

May 5, 2021

Ejaz Ahmad
Department of Public Works & Planning
Projects Division
2220 Tulare St. 6th Floor
Fresno, CA 93721

Dear Mr. Ejaz Ahmad,

RE: Request for Variance, CUP 3506 (SPR 7973-R)
Fowler Packing Company 2020 Expansion at
8570 South Cedar Avenue, Fresno CA 93725
APN: 335-170-23

Our request is based on the following Findings:

1. The Fowler Packing Facility has been in operation since 1976 under its original CUP. Since that time multiple expansions have occurred (CUP's: 2635, 2781, 2922, 3254, and 3506) This expansion, approved under CUP 3506, is of an existing fruit packing, cooling, shipping, and marketing facility centrally located within Fowler Packing site. Approval of this variance will allow for optimal use of the building by providing the adequate vertical clearance between the top of the fruit storage bins and the refrigeration equipment that hangs above. As well as allowing for the parapet to provide visual screening of the infrastructure on the roof and enhancing the overall aesthetics of the building.
2. This facility has been operating in this location for 45 years and has been good neighbors to the rural residential neighbors to the south. The proposed 40' height of the building is necessary for the optimal operation of the facility and will not adversely affect the surrounding properties.
3. The proposed use and variance will have no adverse effect on the abutting and surrounding properties or the permitted use thereof. The location of the proposed building is within the central portion of the Fowler Packing site. It is currently surrounded by existing buildings to the north, south and east. To the west, the building will be set back from Cedar Avenue by approximately 600 feet. Except for the rural residential neighbors directly to the south of the Fowler Packing site, the surrounding area is agricultural and in line with the proposed use.
4. The proposed development is consistent with the General Plan.

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