



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 3 August 12, 2021

**SUBJECT:** Variance Application No. 4106

Allow a 75-foot-tall sign, 300 square feet in area, where a maximum height of 35 feet and 150 square feet in area are allowed, on a 3.97-acre parcel in the C-2 (Community Shopping Center) Zone District.

**LOCATION:** The subject parcel is located on the East side of N. McCall Ave between E. Kings Canyon Road and E. Tulare Avenue, northerly adjacent to E. Kings Canyon Road (State Route 180), and approximately two miles northeast of the City of Sanger (APN 314-120-66) (10070 E. Kings Canyon Road, Sanger) (Sup. Dist. 5)

**OWNER:** Harpreet Singh

**APPLICANT:** CVEAS, Inc.

**STAFF CONTACT:** Jeremy Shaw, Planner  
(559) 600-4207

David Randall, Senior Planner  
(559) 600-4052

**RECOMMENDATION:**

- Deny Variance No. 4106; 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. Zoning Map
4. Land Use Map
5. Site Plan
6. Elevations
7. Findings

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Agriculture	No change
Zoning	C-2 (Community Shopping Center) Zone District	No change
Parcel Size	3.97-acres	No change
Project Site	See above	No change
Structural Improvements	Existing (under construction) Commercial Center consisting of a convenience market, and gas station, within a 4,950 square foot building, a proposed 3,000 square-foot building and 4,500 square foot building for tenant space	Proposed 75-foot-tall freestanding advertising sign to be located in the southeast corner of the project site adjacent to the convenience market
Nearest Residence	525 feet south	No change

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

**ENVIRONMENTAL ANALYSIS:**

It has been determined pursuant to Section 15305 (a) of the California Environmental Quality Act (CEQA) guidelines: *Minor Alterations in Land Use Limitations*, 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 12 property owners within 1320 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 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 Board of Supervisors approved Amendment Application No. 3799, and General Plan Amendment No. 537 on September 30, 2014, which rezoned a 5.22-acre portion of the formerly 13.06-acre subject parcel from Exclusive Agricultural to the C-2 (Community Shopping Center, Conditional) and changed the underlying land use designation from Agriculture to Community Commercial. The project site is occupied by an existing (under construction) gas station and convenience market comprised of three separate buildings and fuel pump island and canopy.

No other Variances pertaining to building height have been processed within a mile of the subject property.

**ANALYSIS/DISCUSSION:**

***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.*

	<b>Current Standard:</b>	<b>Proposed Configuration (sign):</b>	<b>Is Standard Met (y/n):</b>
Setbacks	C-2 Zone District:  No requirements, except where a C-2 District abuts or is across the street from any residential district, the requirements of the C-1 District shall apply.	Front (west): 20.0 feet  Rear (east): 57.6 feet  Side (north): 525 feet (approximate)  Side (south): 24.5 feet	Yes
Parking	C-2 Zone District:  Minimum of three (3) square-feet of parking area for everyone (1) square-foot of gross floor area except that the number of spaces need not exceed six (6) parking spaces per one thousand (1,000) square feet of gross floor area	Parking requirements not applicable to this Variance proposal	N/A
Lot Coverage	Thirty-three (33) percent	N/A	N/A
Separation Between Buildings	No requirements	N/A	N/A
Wall Requirements	No requirements	N/A	N/A
Septic Replacement Area	100 percent	No change	N/A

**Reviewing Agencies/Department Comments:**

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

**Analysis Finding 1:**

In support of Finding 1, the Applicant’s justification states that the subject property is unique in that it is the only one Zoned Community Shopping Center and as such, the Variance to allow for the maximum height for buildings and/ or structures to be raised from (35’) thirty-five feet to allow for a 75’ (seventy-five foot) sign allowing for a higher sign will grant visibility at an adequate distance to attract clients.

The Zoning Designation does not make it exceptional; it simply fulfills the specific purpose of the property's intended commercial use. Staff was unable to identify any unique physical attribute of the property that would warrant the increased sign height.

**Recommended Conditions of Approval:** *None*

**Conclusion Finding 1:**

Due to the lack of an identifiable extraordinary or exceptional circumstance or condition applicable to the subject property, Finding 1 cannot be made for the allowance of the increased building (sign) height.

**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.*

**Reviewing Agencies/Department Comments:**

None

**Analysis Finding 2:**

In support of Finding 2, the Applicant's justification states the pole sign adjusted height will allow for better visibility, and subsequently display the services the applicant wishes to show. Staff identified only two other properties within a half-mile of the subject property with commercial zoning, not identical to the subject property but similar; one is zoned Agricultural Commercial located approximately 650 feet southwest, on the south side of State Route 180, and the other Zoned C-6 (General Commercial) located approximately one-half mile west. Those other commercial properties would be subject to the development standards of their respective zone districts, both of which in this case, have the same building height limitation of 35 feet, as the subject property does. Hence, the property is not at a disadvantage as there is no substantial property right which the business is denied that is being enjoyed by other properties.

**Recommended Conditions of Approval:**

*None*

**Conclusion Finding 2:**

Finding 2 cannot be made, as no deficit of a substantial property right enjoyed by others in the area with the same zoning was identified.

**Finding 3:** *The granting of a 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.*

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Surrounding Parcels				
	Size:	Use:	Zoning :	Nearest Residence*:
North	1.25 acres	Commercial	AE-20	Approximately 535

Surrounding Parcels				
South	1.77 acres	Single-Family Residential (south side of SR 180)	AE-20	Approximately 525 feet
East	22.30 acres	Field Crops/ Single-Family Residential	AE-20	Approximately One-third mile
West	31.17 acres	Field Crops	AE-20	Approximately one mile

\*Distances are approximate and measured from the proposed parcel boundaries using a web based aerial imagery application.

**Reviewing Agencies/Department Comments:**

None

**Analysis Finding 3:**

In support of Finding 3, the Applicant’s Findings state that there are no features of the proposed sign that would negatively affect surrounding property nor obstruct views therefrom. The sign and base will be static and be lit at night via automatic timer.

The increase in the size and height while not consistent with the Zoning Ordinance would not be significantly materially detrimental or injurious to surrounding properties.

**Recommended Conditions of Approval:**

None

**Conclusion Finding 3:**

Finding 3 can be made, as the Variance, if approved, would not have any identifiable detrimental impacts to surrounding property.

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

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
No applicable General Plan Policies were identified.	N/A

**Reviewing Agencies/Department Comments:**

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated Agriculture in the County’s General Plan. There are no General Plan issues, and the subject parcel is not subject to a Williamson Act Contract.

**Analysis Finding 4:**

In support of Finding 4, the Applicant’s findings assert that the granting of this Variance is not contrary to the objectives of the General Plan, in that the sign is consistent with the commercial use of the property. Staff has no concerns relative to General Plan Policies.

**Recommended Conditions of Approval:**

*None.*

**Conclusion Finding 4:**

Finding 4 can be made as there are no General Plan Policies or Objectives pertaining to building height.

**PUBLIC COMMENT:**

None.

**SUMMARY ANALYSIS / CONCLUSION:**

Based on the factors cited in the analysis above, Staff cannot make the four required Findings necessary for granting the Variance and recommends denial of Variance Application No. 4106.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Denial Action)

- Move to determine the required Findings cannot be made, in accordance with Staff’s recommendation and move to deny Variance No. 4106; 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. 4106, subject to the Conditions and Project Notes attached as Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

JS:

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**Variance Application (VA) No. 4106  
Conditions of Approval and Project Notes**

<b>Conditions of Approval</b>	
1.	<p>Variance No. 4106 shall become void if the construction of the sign authorized by said Variance is not commenced within one (1) year after the granting of said Variance or is not pursued diligently to completion, or there is a cessation in the occupancy or use of land or buildings authorized by such Variance for a period in excess of one (1) year.</p> <p>Where circumstances beyond the control of the applicant cause delays, which do not permit compliance with the time limitation established in Section 877-D.2, the Commission may grant an extension of time for a period not to exceed an additional one (1) year period. Applications for such extension of time must set forth in writing the reasons for the extension and must be filed with the Development Services Division, Department of Public Works and Planning.</p>

Conditions of Approval reference recommended Conditions for the project.

<b>Notes</b>	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	<ul style="list-style-type: none"> <li>o The sign shall contain only the name of the building(s), occupants or groups thereof. Time, temperature and weather information may also be included.</li> <li>o When the bottom of the sign is sixteen feet or more above the ground, projection over the property line shall not exceed five (5) feet.</li> <li>o No sign shall endanger the health and safety of operators of motor vehicles on the streets or highways.</li> <li>o No sign shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision of operators of motor vehicles.</li> <li>o No sign shall be located where, by reason of the position, shape or color, it may interfere with any authorized traffic sign, signal or device.</li> <li>o No sign may make use of the words "Stop", "Danger", or any other word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse traffic.</li> <li>o Blinkers, flashing, unusual lighting or other means of animation which may cause unsafe distractions shall not be permitted on any sign.</li> </ul>
2.	<p>The sign area shall be calculated by multiplying its maximum vertical dimension by its maximum horizontal dimension. Whenever the area of the sign is limited by this division, a double faced sign may be erected having the allowed sign area on each side of the sign; provided, the maximum dimension between the two faces of the double faced sign shall not exceed twenty-four (24) inches or ten (10) percent of the maximum dimension of the face of the sign whichever is the lesser.</p>

Notes	
3.	Where circumstances beyond the control of the applicant cause delays, which do not permit compliance with the time limitation established in Section 877-D.2 (one year), the Commission may grant an extension of time for a period not to exceed an additional one (1) year period. Application for such extension of time must be set forth in writing the reasons for the extension and must be filed with the Department of Public Works and Planning, Development Services and Capital Projects Division before the expiration of the Variance.
4.	An encroachment permit from the Fresno County Road Maintenance and Operations Division will be required for any work proposed within the County road right-of-way.
5.	As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
6.	Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division.

JS:  
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# LOCATION MAP

VA 4106

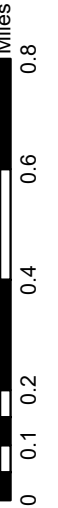
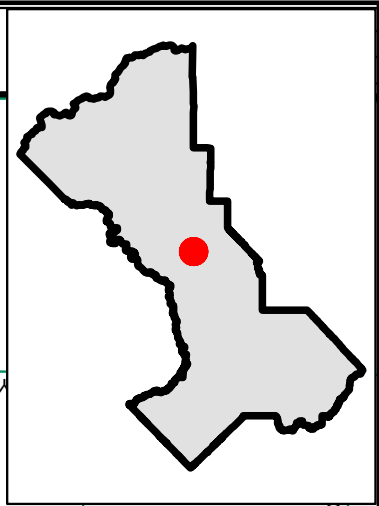
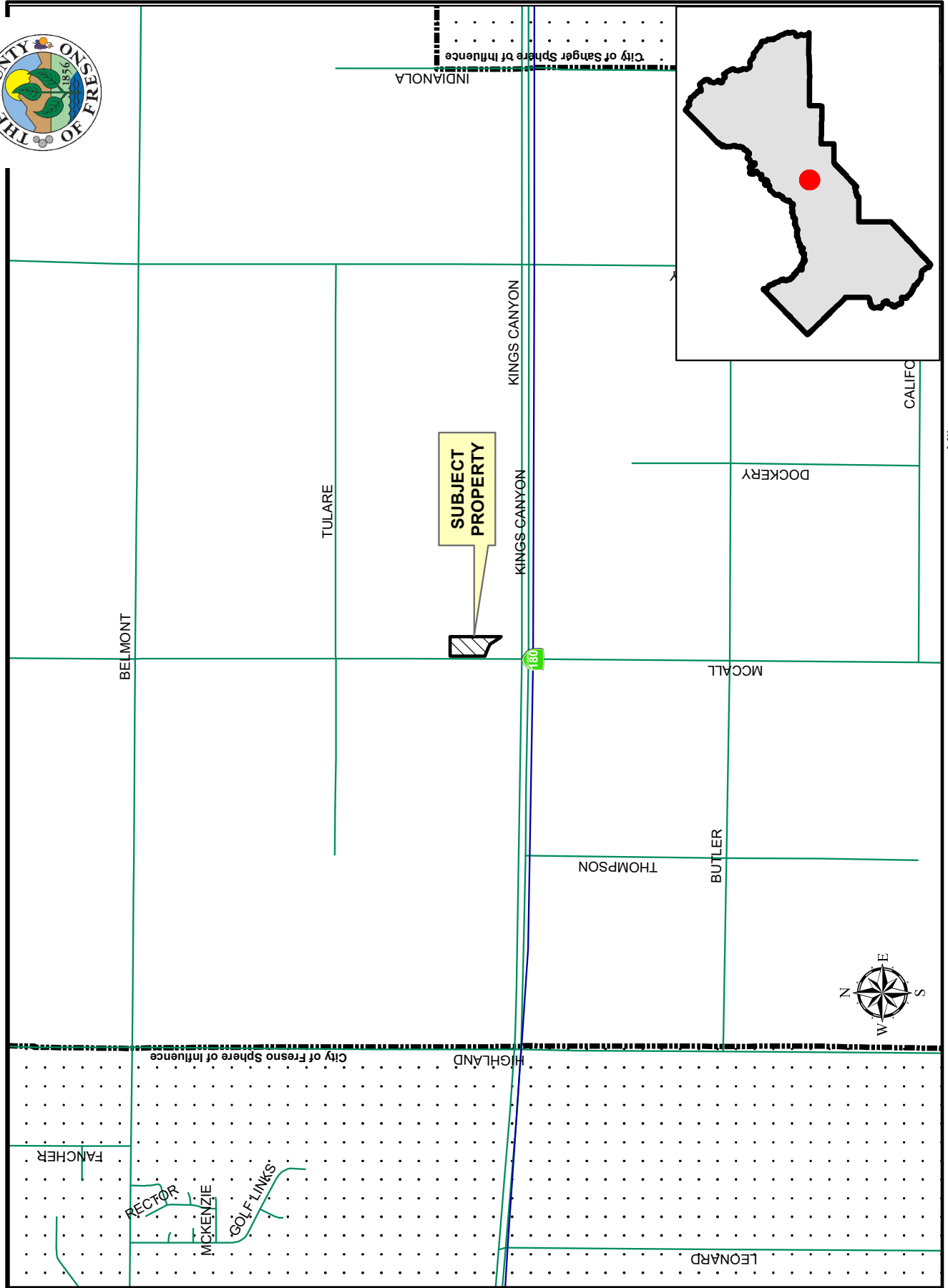
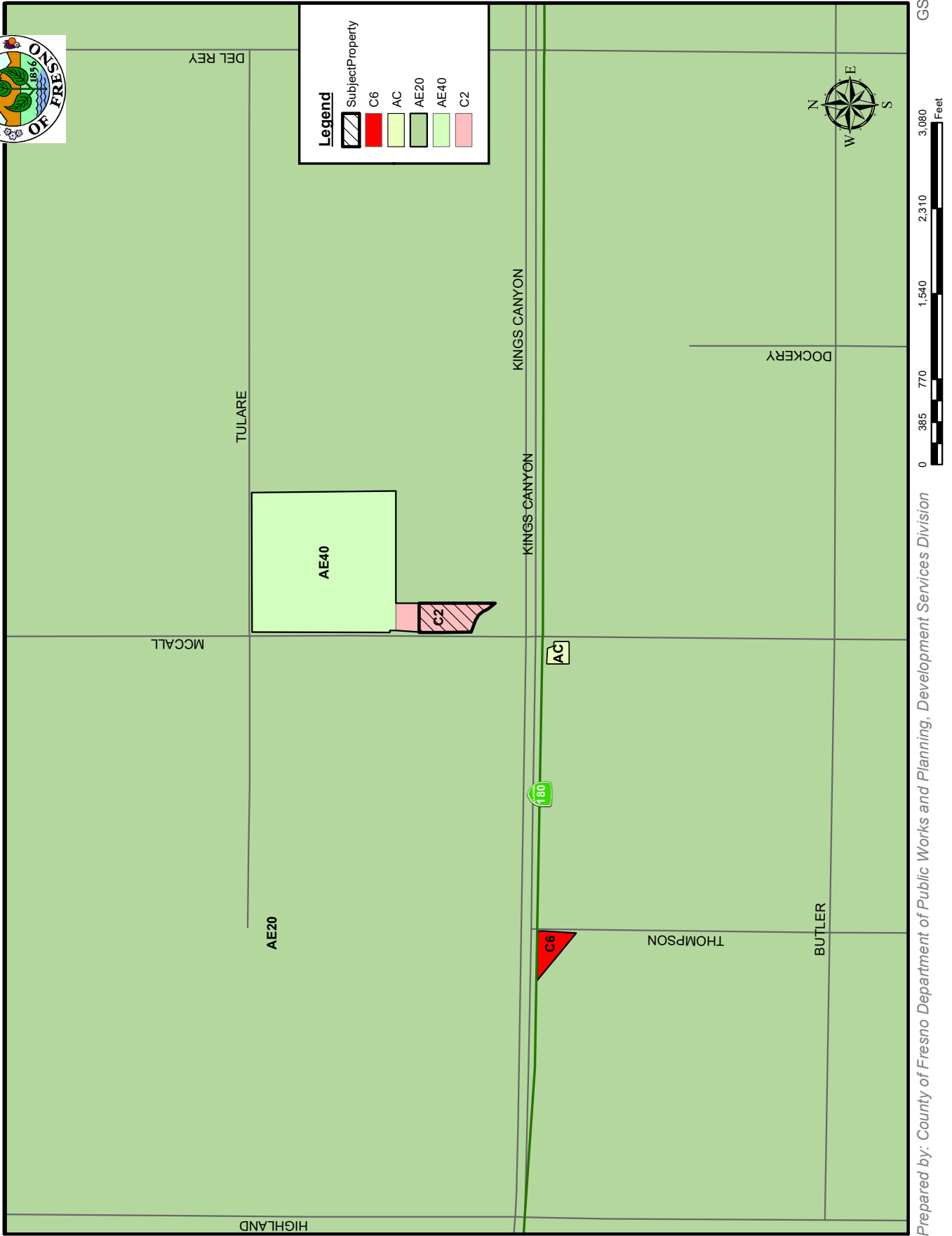




EXHIBIT 3

# EXISTING ZONING MAP

VA 4106  
STR 5-14/22





# EXHIBIT 4 EXISTING LAND USE MAP



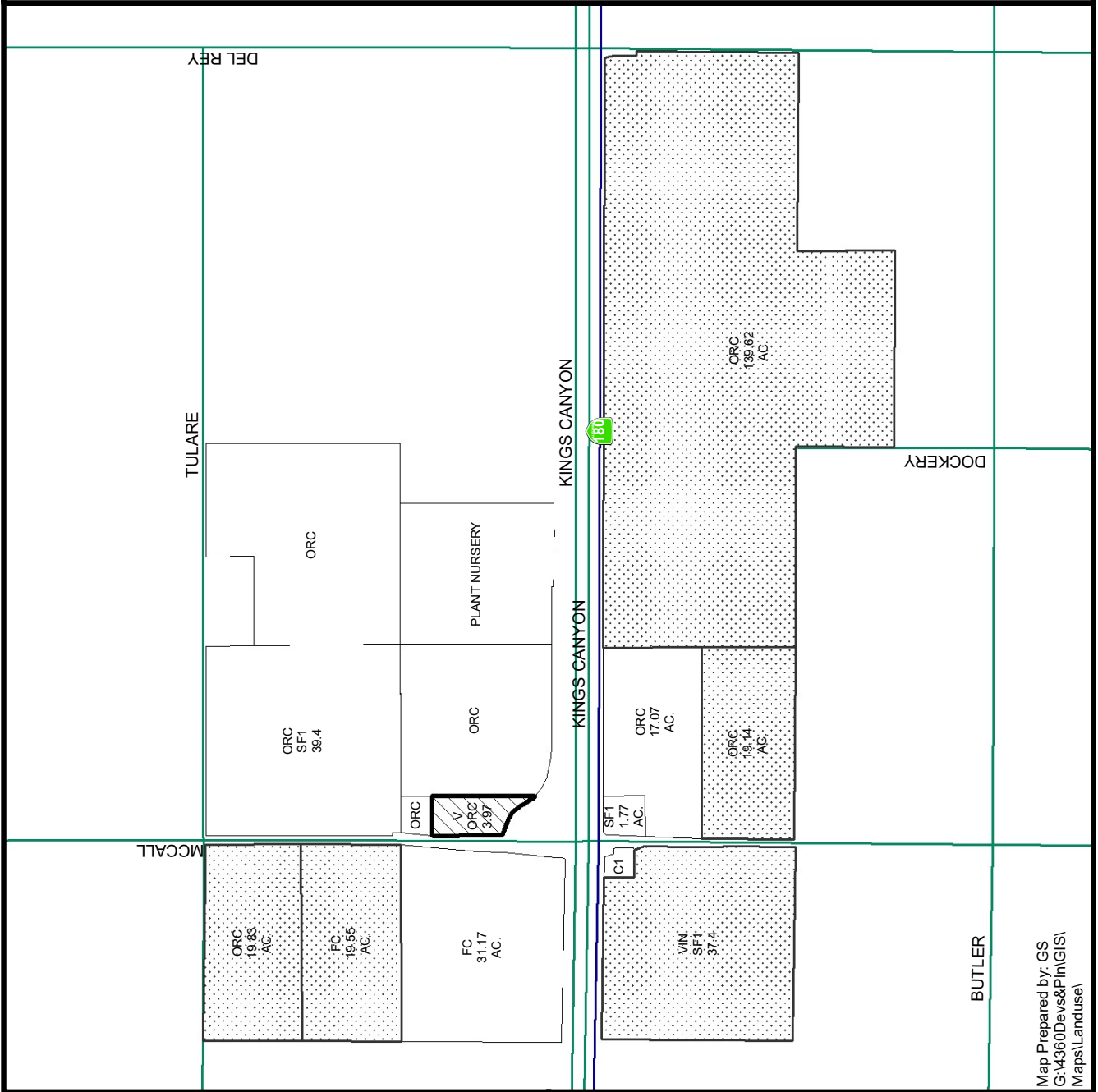
LEGEND
C# - COMMERCIAL
FC - FIELD CROP
ORC - ORCHARD
SF# - SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

**LEGEND:**  
 Subject Property  
 Ag Contract Land



Department of Public Works and Planning  
 Development Services Division

VA 4106

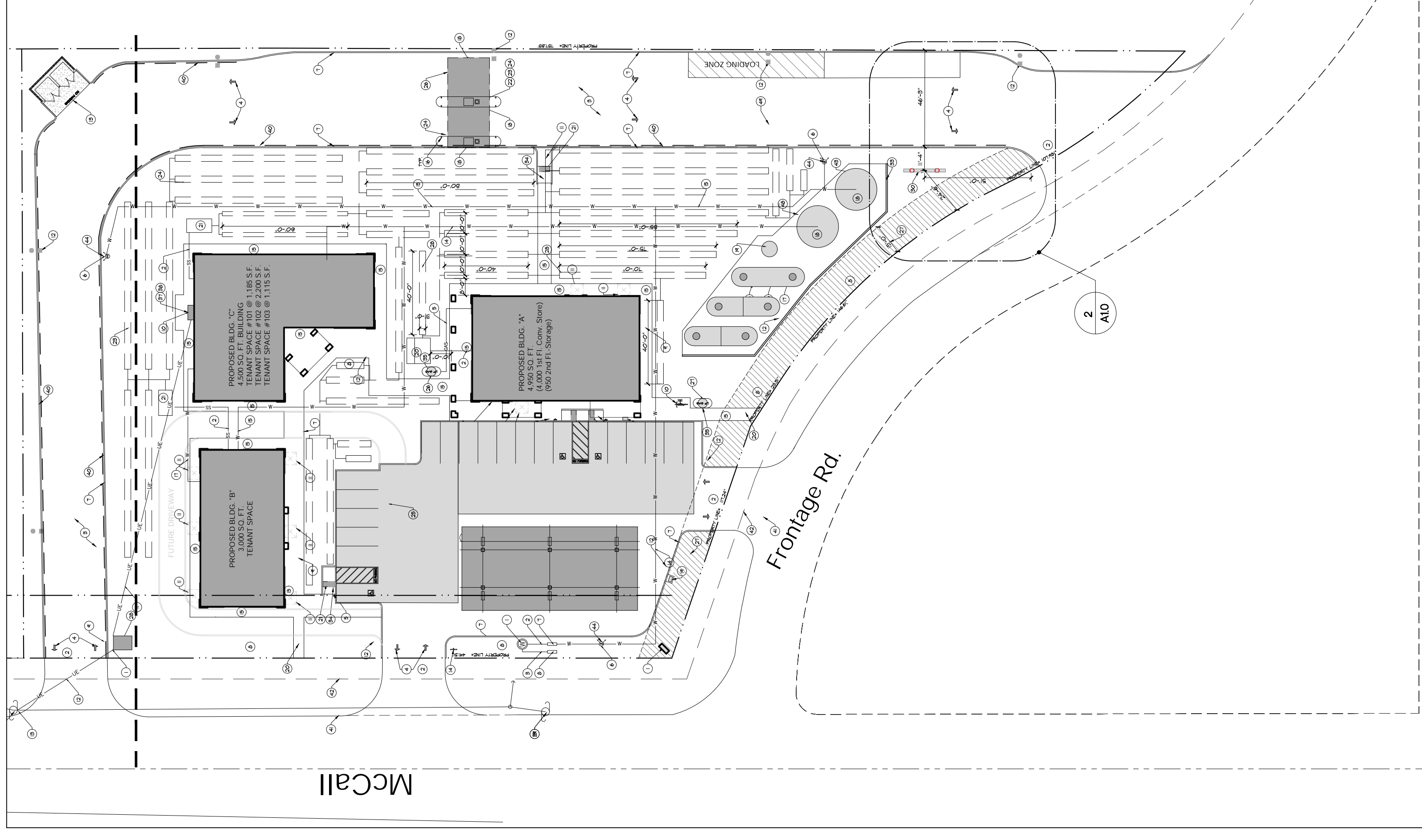


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Map Prepared by: GS  
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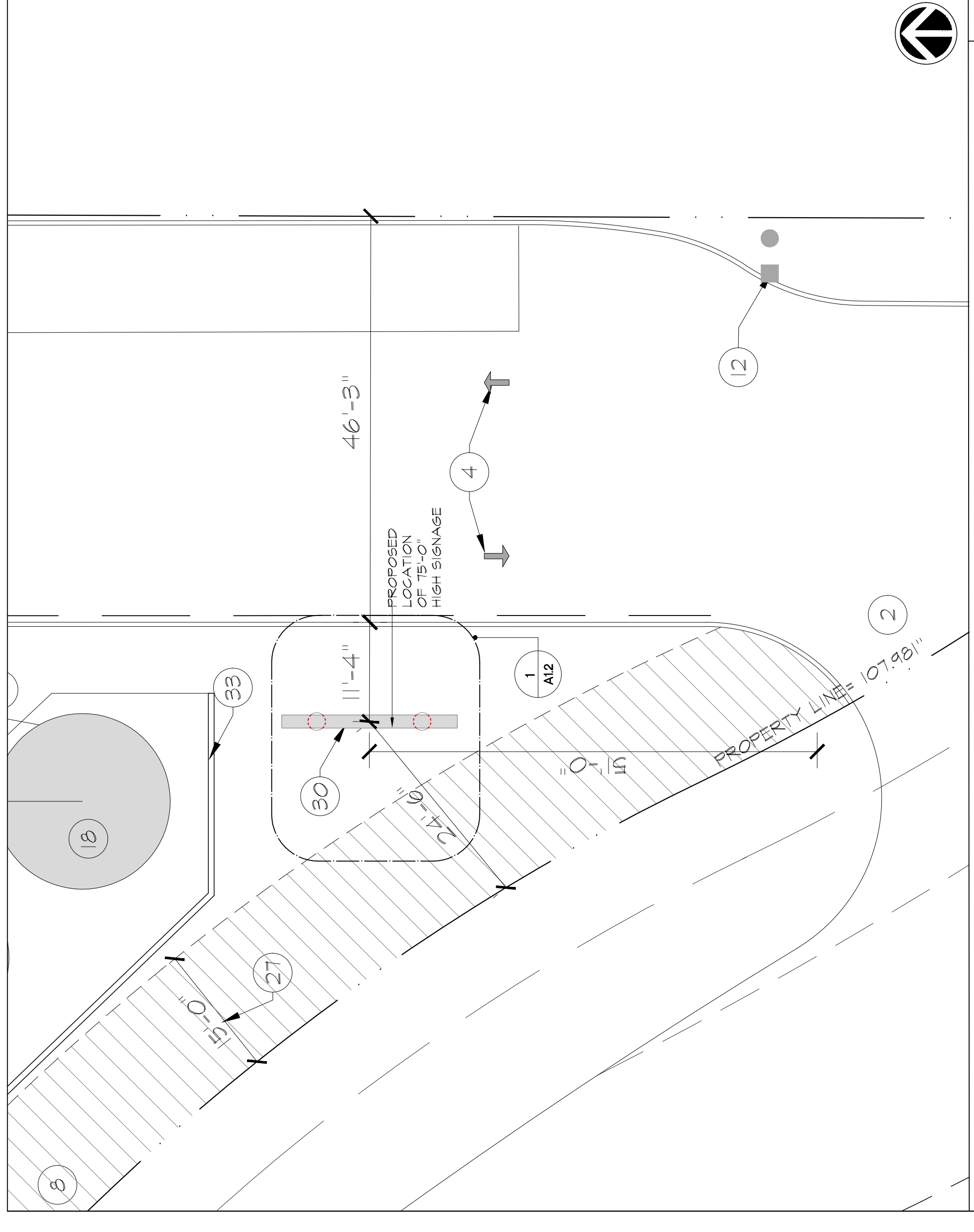




HWY 180 EAST  
**SITE PLAN**  
 SCALE = 1" = 40'-0"



CALL UNDERGROUND SERVICE ALERT (U.S.A.)  
 TOLL-FREE (800) 227-2600  
 48 HOURS  
 BEFORE EXCAVATING



**ENLARGED SITE PLAN** 2  
 SCALE = 3/32" = 1'-0"

KEY NOTES	KEY NOTES
1 BUSINESS SIGNAGE, 35'-0" HIGT.	22 EMERGENCY PUMP
2 CONCRETE DRIVE APPROACH.	23 SHUT OFF SWITCH
3 ASPHALT CONCRETE PAVING.	24 24" X 36" PORTABLE
4 WHITE PAINTED DIRECTIONAL ARROW-SEE DETAIL 1/A1.3.	25 FIRE EXTINGUISHER.
5 ACCESSIBLE PARKING STALL, SIGNAGE, SEE DETAIL 2/A1.3, 3/A1.3, 4/A1.3, 5/A1.3, 6/A1.3, 7/A1.3, 8/A1.3, 9/A1.3, 10/A1.3, 11/A1.3, 12/A1.3, 13/A1.3, 14/A1.3, 15/A1.3, 16/A1.3, 17/A1.3, 18/A1.3, 19/A1.3, 20/A1.3, 21/A1.3, 22/A1.3, 23/A1.3, 24/A1.3, 25/A1.3, 26/A1.3, 27/A1.3, 28/A1.3, 29/A1.3, 30/A1.3, 31/A1.3, 32/A1.3, 33/A1.3, 34/A1.3, 35/A1.3, 36/A1.3, 37/A1.3, 38/A1.3, 39/A1.3, 40/A1.3, 41/A1.3, 42/A1.3, 43/A1.3, 44/A1.3, 45/A1.3, 46/A1.3, 47/A1.3, 48/A1.3, 49/A1.3, 50/A1.3, 51/A1.3, 52/A1.3, 53/A1.3, 54/A1.3, 55/A1.3, 56/A1.3, 57/A1.3, 58/A1.3, 59/A1.3, 60/A1.3, 61/A1.3, 62/A1.3, 63/A1.3, 64/A1.3, 65/A1.3, 66/A1.3, 67/A1.3, 68/A1.3, 69/A1.3, 70/A1.3, 71/A1.3, 72/A1.3, 73/A1.3, 74/A1.3, 75/A1.3, 76/A1.3, 77/A1.3, 78/A1.3, 79/A1.3, 80/A1.3, 81/A1.3, 82/A1.3, 83/A1.3, 84/A1.3, 85/A1.3, 86/A1.3, 87/A1.3, 88/A1.3, 89/A1.3, 90/A1.3, 91/A1.3, 92/A1.3, 93/A1.3, 94/A1.3, 95/A1.3, 96/A1.3, 97/A1.3, 98/A1.3, 99/A1.3, 100/A1.3.	26 PROPOSED DIESEL CANOPY.
6 4" WIDE PAINTED STRIPE	27 15' LANDSCAPE SETBACK.
7 6" CONCRETE CURB.	28 ELECTRICAL TRANSFORMER ON CONCRETE PAD.
8 LANDSCAPE AREA.	29 ELECTRIC VEHICLE CHARGING STATION ACCESSIBLE PARKING AREA.
9 ACCESSIBLE PATH OF TRAVEL ROUTES TO ALL AREAS OF THE SITE. SLOPE IN DIRECTION OF TRAVEL SHALL BE NO GREATER THAN 2% MAX. GROSS SLOPE AND THERE SHALL BE NO VERTICAL OFFSET GREATER THAN 1/4" PER FOOT. THE ENTIRE PATH OF THE TRAVEL FROM THE PUBLIC WAY / ACCESSIBLE PARKING STALL INTO THE BUILDING OR RESTROOMS.	30 15' HIGH FREEMAY SIGN.
10 2 STALL BIKE RACK, MADRAX #EOL450-2 OR EQUAL-SEE DETAIL 1/A1.3.	31 PROPOSED WATER STORAGE TANKS. SEE TANK CALCULATION THIS SHEET.
11 5' X 5' CONCRETE LANDING. MAX SLOPE TO BE 1:48 FOR 24" MIN. PAST THE STRIKE EDGE CLEARANCE EXCEEDED. REMAINDER MAY BE UP TO 1:60. GENERAL CONTRACTOR TO VERIFY 'N' FIELD.	32 UNDERGROUND ADS SYSTEM, STORMTECH MODEL MFC-4500
12 ON-SITE LIGHT FIXTURE, HOOD-TYPE-SEE DETAIL 9/A1.3.	33 6" HIGH SPL IT FACE C.M.U. SCREEN WALL.
13 TRASH ENCLOSURE PER COUNTY OF FRESNO STANDARDS.	34 CONC. AC. RAMP, AS PER ADA-COMPLIANCE
14 TON-MARKY SIGNAGE AT SITE ENTRY-SEE DETAIL 9/A1.3.	35 15'6" TANK, FOR BUILDING, 1,000 GALLON CAPACITY
15 CONCRETE FLOWLINE, PROVIDE CONTROL JOINTS AS SHOWN-SEE DETAIL 10/A1.3.	36 15'6" TANK, FOR 12,000 GALLON CAPACITY
16 CONCRETE FILLED STEEL BOLLARD-SEE DETAIL 1/A1.3.	37 ELECTRICAL MAIN SWITCHBOARD, 2,000 MIN. AMPERAGE-REFER TO ELECTRICAL DRAWINGS.
17 ABOVE GROUND FUEL TANKS, 1-12,000 GALLON CAPACITY DIESEL FUEL TANK, 1-12,000 GALLON CAPACITY GAS FUEL TANK, 2-15,000 GALLON CAPACITY DIESEL/GAS FUEL TANK, 1-12,000 GALLON CAPACITY DIESEL TANKS TO BE ON SEPARATE PERMIT.	38 ELECTRICAL METERS, 5-TOTAL UNITS, REFER TO ELECTRICAL DRAWINGS.
18 DIESEL PUMP BY OTHERS, PROVIDE DISPENSER OPERATING INSTRUCTIONS ON ALL DISPENSERS AND "WARNING" SIGNS, NO SMOKING, SHUT OFF MOTOR, BY OTHERS.	39 EXISTING UTILITY POLE
19 SELF-SERVICE COMPRESSED AIR BY OTHERS.	40 DASHED LINE DENOTES FIRE LANE DESIGNATION, SEE FIRE LANE NOTES.
20 ACCESSIBLE ROUTE TO PUBLIC WAY.	41 EXISTING EDGE OF ROAD PAVEMENT
21 TRUNCATED DOMES-SEE DETAIL 2/A1.3	42 FUTURE CONC. CURB & GUTTER
	43 PROPOSED DIESEL EXHAUST FLUID (DEF) TANK.
	44 FIRE HYDRANT, AS PER COUNTY STDS.
	45 WATER WELL.
	46 BACKFLOW PREVENTER DEVICE, AS PER COUNTY STDS.
	47 TRUCK PARALLEL PARKING STALL
	48 4" THK. CONCRETE EQUIPMENT SLAB
	49 LOADING ZONE.
	50 PONDING BASIN.
	51 PROVIDE 6" Ø ELECTRICAL CONDUIT FOR FUTURE GAS DISPENSERS.

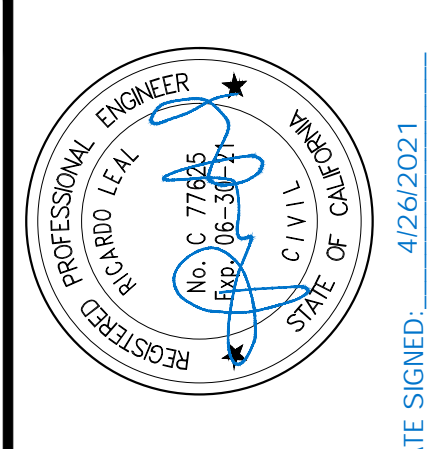
**GENERAL NOTES**

- CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.
- 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 JOB SITE 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.
- JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.
- ANY YARDS USED FOR ALLOWABLE AREA INCREASE SHALL BE PERMANENTLY MAINTAINED.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED AND THE PERSONS RESPONSIBLE TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY RIGHT-OF-WAY, THE PERSONS RESPONSIBLE SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444.
- NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.



**CENTRAL VALLEY ENGINEERING & SURVEYING, INC.**  
 2132 HIGH STREET  
 SELMA, CA 95662  
 WWW.CIVEAS.COM  
 Tel: (559) 891-8811  
 Fax: (559) 891-8815  
 Email: info@civeas.com

**PROJECT**  
**PROPOSED 75'-0" HIGH SIGNAGE**  
**MCCALL AND HWY 180**  
**SANGER, CA.**  
 APN: 314-120-61 & 62



DATE SIGNED: 4/26/2021

Revisions	Date
△	
△	
△	
△	
△	

**SITE PLAN**

CIVEAS JOB # :	18050
DATE:	04/21/2021
PLANNING SUBMITTAL # :	
PLAN CHECK SUBMITTAL # :	
DRAWN BY:	JK
CHECKED BY:	RL
SCALE:	AS NOTED

**A1.1**

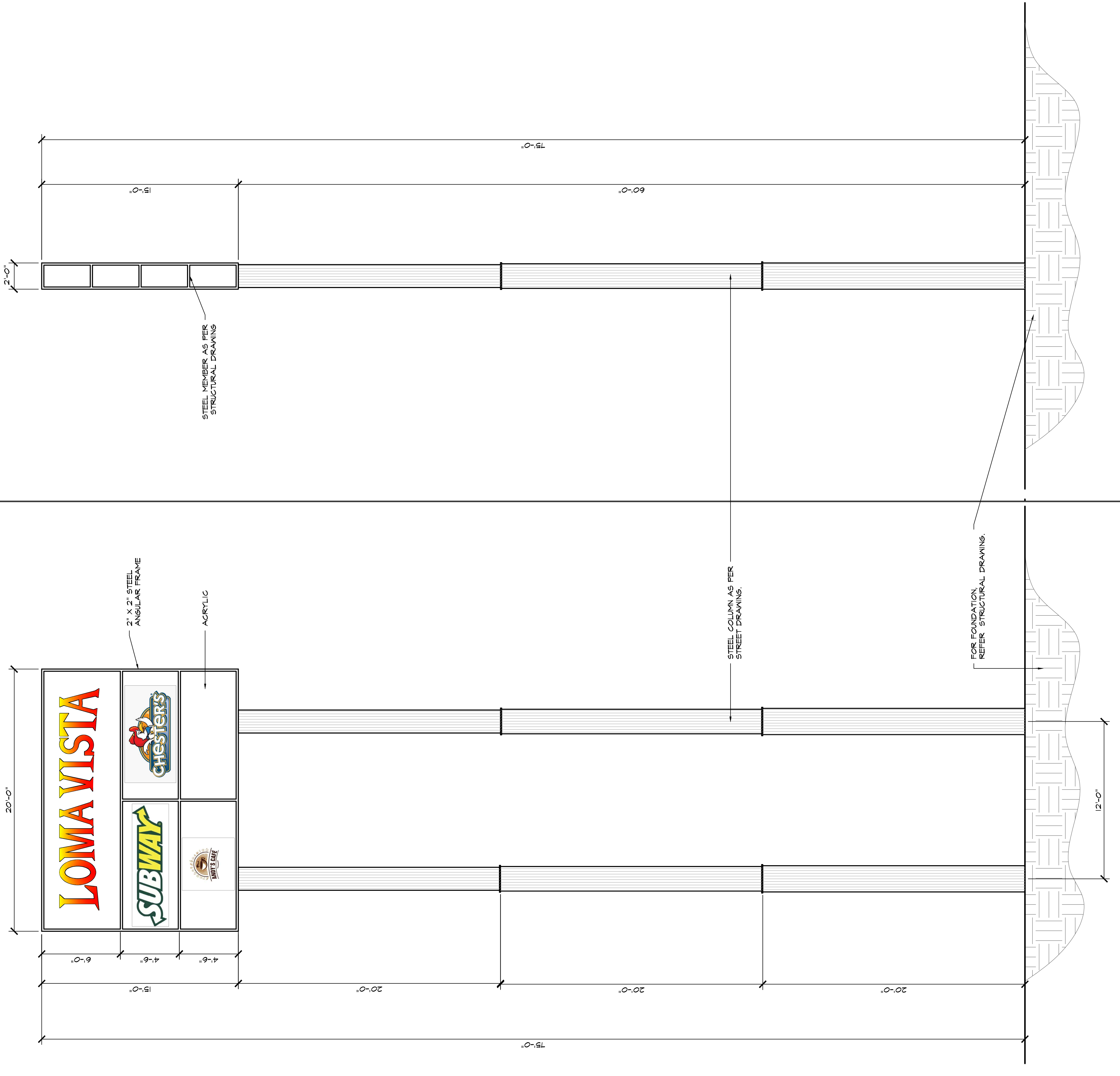
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF CIVEAS OR CONSULTANTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CIVEAS OR CONSULTANTS. ANY REPRODUCTION OR REUSE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF CIVEAS OR CONSULTANTS IS STRICTLY PROHIBITED. PERMISSIONS OR SPECIFICATIONS FOR SAME AND NO COPYING, REPRODUCTION OR USE THEREOF IS PERMITTED WITHOUT THE CONSENT OF CIVEAS.





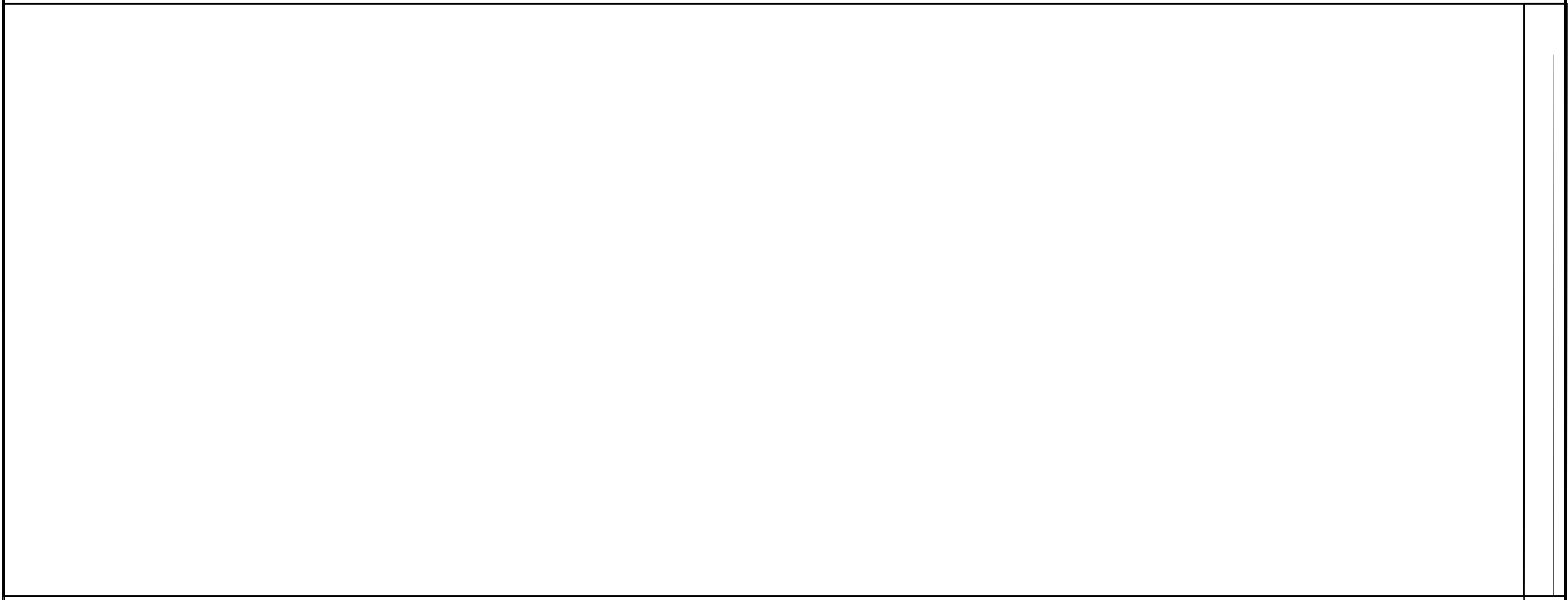
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EXHIBIT 6



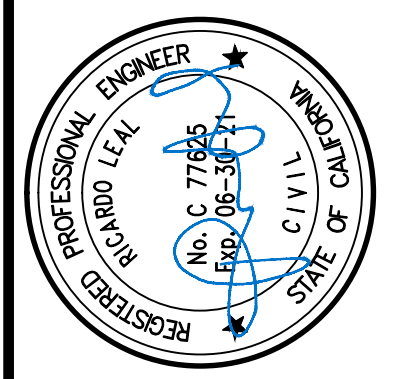
FRONT ELEVATION 1  
SCALE: 1/4" = 1'-0"

SIDE ELEVATION 1  
SCALE: 1/4" = 1'-0"



**CVEAS**  
**CENTRAL VALLEY**  
**ENGINEERING & SURVEYING, INC.**  
 2132 HIGH STREET  
 SELMA, CA 93862  
 WWW.CVEAS.COM  
 Tel: (559) 891-8811  
 Fax: (559) 891-8815  
 Email: info@cvetas.com

PROJECT  
 PROPOSED 75'-0" HIGH SIGNAGE  
 MCALL AND HWY 180  
 SANGER, CA.  
 APN: 314-120-61 & 62



DATE SIGNED: 4/26/2021

Revisions	Date
▽	
▽	
▽	
▽	
▽	

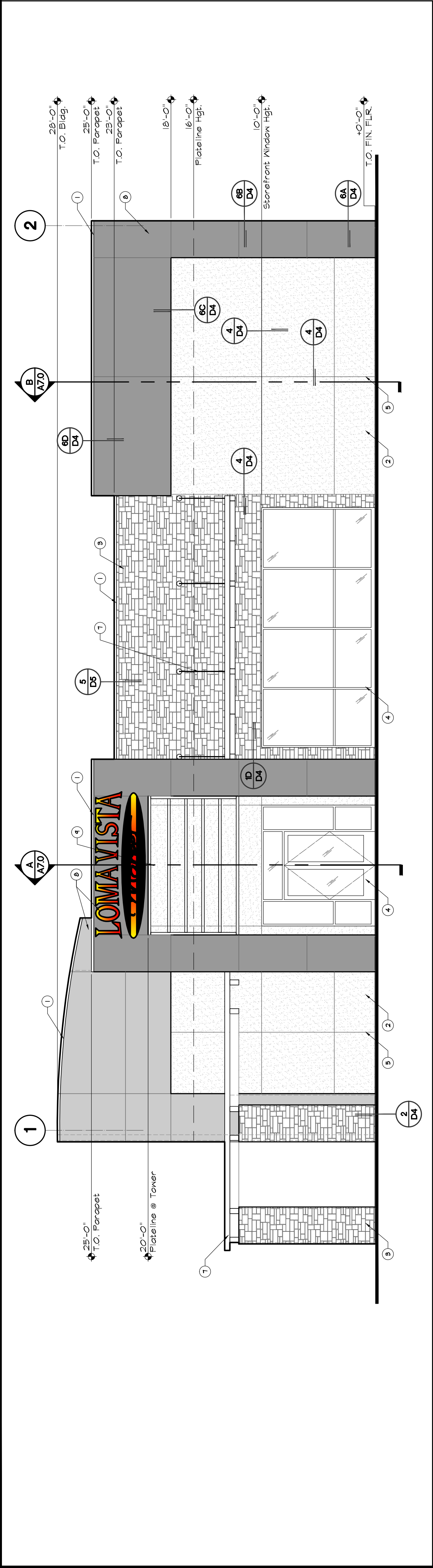
**POLE  
 ELEVATION**

CVEAS JOB # :	18050
DATE	04/21/2021
PLANNING SUBMITTAL #	
PLAN CHECK SUBMITTAL #	
DRAWN BY:	JK
CHECKED BY:	RL
SCALE	AS NOTED

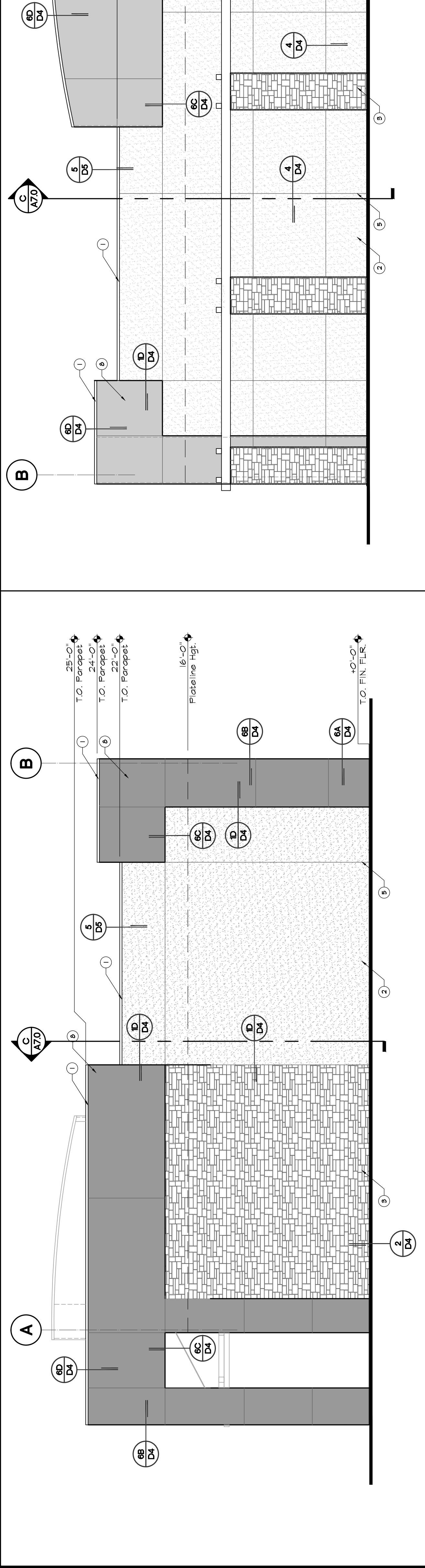
**A1.2**



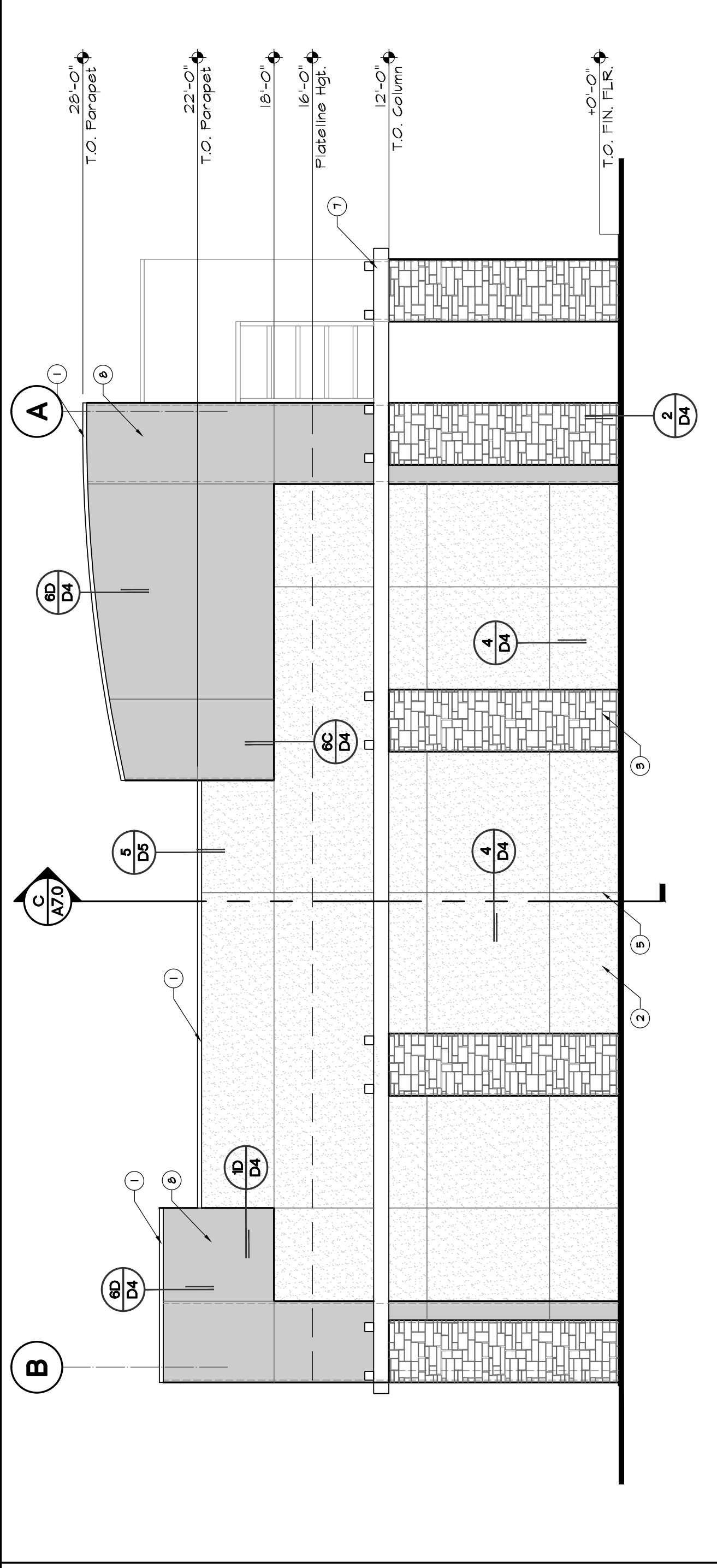
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF CVEAS OR CONSULTANTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED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



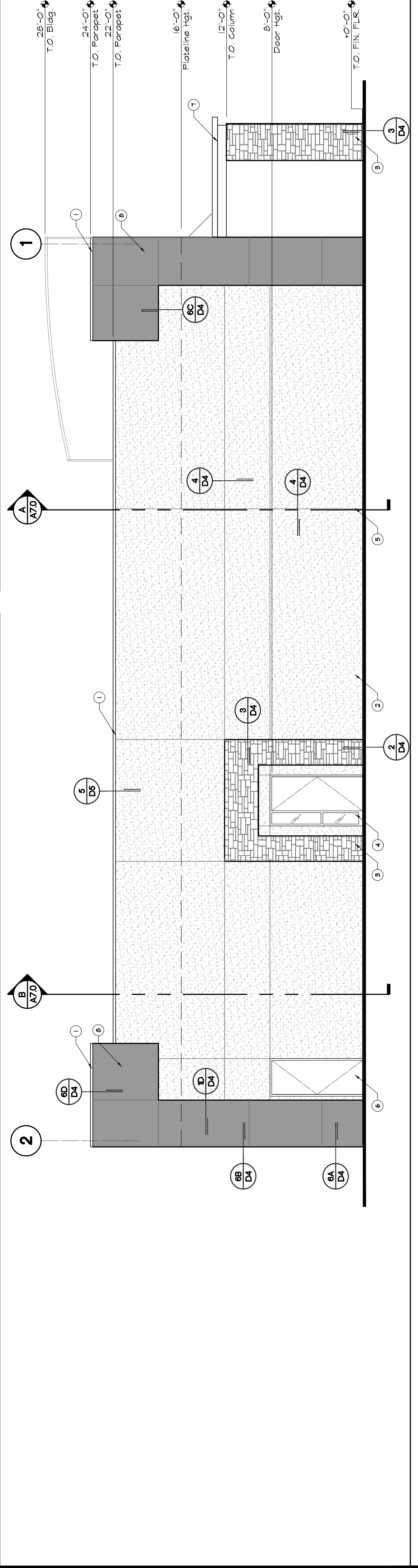
**FRONT ELEVATION (WEST)**  
SCALE = 3/16" = 1'-0"



**RIGHT SIDE ELEVATION (SOUTH)**  
SCALE = 3/16" = 1'-0"



**LEFT SIDE ELEVATION (NORTH)**  
SCALE = 3/16" = 1'-0"



**REAR ELEVATION (EAST)**  
SCALE = 3/16" = 1'-0"

- KEYED NOTES**
- 1 PARAPET CAP.
  - 2 STUCCO WALL ASSEMBLY - PAINT.
  - 3 STACKED STONE VENEER.
  - 4 PRE-FINISHED ALUMINUM STOREFRONT SYSTEM.
  - 5 STUCCO EXPANSION SCREED, PAINT.
  - 6 PAINTED METAL DOORS.
  - 7 PRE-FINISHED METAL AWNINGS.
  - 8 PRE-FINISHED ALUMINUM PANEL SYSTEM, ALIS.
  - 9 PRE-FINISHED METAL LOWER DECOR.
  - 10 PRE-FINISHED METAL CLOCK. VERIFY W/ OWNER.

**CVEAS**  
**CENTRAL VALLEY**  
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SELMA, CA 95662  
WWW.CVEAS.COM  
Tel: (559) 891-8811  
Fax: (559) 891-8815  
Email: info@cveas.com

**PROJECT**  
PROPOSED RETAIL DEVELOPMENT  
MCGALL AND HWY 180  
SANGER, CA.  
APN: 314-120-61 & 62



Revisions	Date
	01/14/2019

**EXTERIOR ELEVATIONS BLDG. "A"**

CVEAS JOB #:	18050
DATE:	03/05/19
PLANNING SUBMITTAL #:	SPP #8101
PLAN CHECK SUBMITTAL #:	18-0940 BLDGS. A,B,C
DRAWN BY:	MSE
CHECKED BY:	RL
SCALE:	AS NOTED

**A2.0**



## EXHIBIT 7

Pre-application Review No: 21-002653

APN: 314-120-66

Project Address: 10070 E. Kings Canyon Road, Sanger, CA 93657

This property in specific is located next to the 180 freeway. Most of the clientele will be from people driving the 180 and the need of a 75'-foot pole sign is to give visibility at an adequate distance for clients to slow down and stop by.

### 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.

This property in specific is zoned Community Shopping Center and it's the only one within the vicinity with such zoning designation. The property will be providing NEW services, different from the ones already found within the vicinity.

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.

There are no other properties within the vicinity with the identical zoning classification. C2 zoning allows shopping centers to be built, thus the need of the sign to display the services provided.

3. The granting of a 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 granting of the variance will not affect its surroundings. The height of the pole sign will not block any view; it will be visible from about 1.5 miles away. It will be a static pole, with an automatic timer to light it up during night time. It will be made of mostly metal with some aluminum and flexy glass.

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

The sign will be in a commercial zone displaying the commercial services provided.