



## Inter Office Memo

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**ATTENTION: FOR FINAL ACTION OR MODIFICATION TO OR ADDITION OF CONDITIONS, SEE FINAL BOARD OF SUPERVISORS' ACTION SUMMARY MINUTES**

DATE: August 12, 2021

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12897 - VARIANCE APPLICATION NO. 4106

APPLICANT: CVEAS, Inc.

OWNER: Harpreet Singh

REQUEST: 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 Avenue, between E. Kings Canyon Road (State Route 180) and E. Tulare Avenue, northeast of the intersection of E. Kings Canyon Road and McCall Avenue, and approximately two miles northeast of the City of Sanger (APN 314-120-66) (10070 E. Kings Canyon Road) (Sup. Dist. 5)

### PLANNING COMMISSION ACTION:

At its hearing of August 12, 2021, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Carver and seconded by Commissioner Woolf to deny Variance No. 4106 in accordance with staff's recommendation, citing that Finding 1 could not be made because there are no exceptional circumstances on the property to merit an increased height and sign area, and Finding 2 could not be made because there is not a substantial property right at issue that could be enjoyed by other owners in the vicinity under the same zoning.



RESOLUTION NO. 12897

EXHIBIT A

Variance Application No. 4106

- Staff: The Fresno County Planning Commission considered the Staff Report dated August 12, 2021 and heard a summary presentation by staff.
- Applicant: The Applicant's representative disagreed with Staff's recommendation. He described the project and offered the following information to clarify the intended use:
- The project is a convenience store and gas station that is currently under construction.
  - Due to the location of the project site in relation to State Route 180, a 75-foot tall sign is necessary to make it more visible to passing traffic.
  - The sign would not obstruct any views from surrounding properties, roads, or the adjacent highway.
  - The commercial property is approximately 500 feet north of State Route 180 which makes it difficult to see from the highway; the additional sign height is needed to increase its visibility.
  - The reason other businesses in the area do not request taller signs is due to the cost.
  - While we do seek to attract local business, we also recognize that the highway serves other travelers on their way to the National Parks.
- Others: No other individuals presented information in support of the project.
- Correspondence: No letters were presented to the Commission, in support or opposition to the application.

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EXHIBIT "B"

ATTACHMENT  
TO  
AGENDA ITEM

FISCAL IMPACT STATEMENT

Variance Application No. 4106

Listed below are the fees collected for the land use applications involved in this Agenda Item:

Variance Application:	\$ 5,802.00 <sup>1</sup>
Environmental Review:	259.00 <sup>2</sup>
Health Department Review:	<u>365.00<sup>3</sup></u>
<b>Total Fees Collected</b>	<b>\$ <u>6,426.00</u></b>

<sup>1</sup> Includes project routing, coordination with reviewing agencies, preparation and incorporation of analysis into Staff Report.
<sup>2</sup> Review proposal to provide appropriate California Environmental Quality Act (CEQA) evaluation.
<sup>3</sup> Review of proposal by the Department of Public Health, Environmental Health Division to provide comments.