



Inter Office Memo

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

DATE: June 26, 2025

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 13089 – AMENDMENT TO TEXT APPLICATION NO. 386

APPLICANT: Derrel's Mini Storage

REPRESENTATIVE: Bill Robinson

REQUEST: Amend the Fresno County Zoning Ordinance, Article 4, Chapter 834.4.270 (B)(1) by incorporating Personal/Recreational Vehicle Storage into the AL (Limited Agriculture) Zone District for properties located within one-half mile of the adopted Sphere of Influence of the City of Fresno, contingent upon obtaining a Conditional Use Permit.

PLANNING COMMISSION ACTION:

At its hearing of June 26, 2025, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Hill and seconded by Commissioner Arabian to recommend approval of Amendment to Text Application No. 386 to the Board of Supervisors and directed the Secretary to prepare a resolution documenting the Commission's action.

RESOLUTION NO. 13089

This motion passed on the following vote:

VOTING: Yes: Commissioners Hill, Arabian, Abrahamian, Carver, Quist, Roman, Whelan, and Zante

No: None

Absent: Commissioner Borchardt

Abstain: None

STEVEN E. WHITE, DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By:

By: 
 Chris W. Motta, Manager
 Development Services and Capital Projects Division

CWM:ap:jp

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Attachments

EXHIBIT A

Amendment to Text Application No. 386

- Staff: The Fresno County Planning Commission considered the Staff Report dated June 26, 2025, and heard a summary presentation by staff.
- Applicant: The applicant's representative agreed with Staff's recommendation and offered the following information:
- The request is to expand the existing requirements to within one-half mile of the adopted Sphere of Influence of the City of Fresno.
 - The existing requirements in the Zoning Ordinance are not being changed.
 - The Amendment to Text Application does not change any applications within the Sphere of Influence of the City of Clovis.
- Others: No individuals presented information in support of or in opposition to the application.
- Correspondence: No correspondence in support of or in opposition to the application were received.

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EXHIBIT "B"
ATTACHMENT
TO
AGENDA ITEM
Amendment to Text Application No. 386

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

Amendment to Text	\$ 7,326.00 ¹
Pre-Application Fee Credit	\$ -247.00
Total Fees Collected	<u>\$ 7,079.00</u>

AP:
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¹ Includes project routing, coordination with reviewing agencies, project applicant and consultant, and review and research, engaging with reviewing departments and staff's analysis. Staff Report and Board Agenda Item preparation, public hearings before County Planning Commission and County Board of Supervisors.



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 4 June 26, 2025

SUBJECT: Amendment to Text Application No. 386 Proposing to Amend the Fresno County Zoning Ordinance, Article 4, Chapter 834.4.270 (B)(1) by incorporating Personal/Recreational Vehicle Storage into the AL (Limited Agriculture) Zone District for properties located within one-half mile of the adopted sphere of influence of the City of Fresno, contingent upon obtaining a Conditional Use Permit (CUP).

At present, the Fresno County Zoning Ordinance permits (subject to a CUP) Personal/Recreational Vehicle Storage in the AL (Limited Agriculture) Zone District for properties within one-half mile of the adopted sphere of influence of the City of Clovis, and this request seeks to extend that allowance to include properties located within one-half mile of the adopted sphere of influence of the City of Fresno.

APPLICANT: Derrel's Mini Storage

REPRESENTATIVE: Bill Robinson

STAFF CONTACT: Alexander Pretzer, Planner
(559) 600-4205

Tawanda Mtunga, Principal Planner
(559) 600-4052

RECOMMENDATION:

- Recommend Approval for Amendment to Text Application No. 386; and
- Direct the Secretary to prepare a Resolution forwarding the Commission's recommendation for approval to the Board of Supervisors.

EXHIBITS:

1. Proposed Amendment to Zoning Ordinance Chapter 834.4.270 (B) – Personal/RV Storage
2. Applicant's proposed language
3. Map of the City of Fresno's Sphere of Influence
4. AL- 20 Parcels within Fresno SOI and ½ mile beyond

ENVIRONMENTAL ANALYSIS:

It has been determined, pursuant to Section 15061.b.3 of the State of California Environmental Quality Act Guidelines (CEQA) that this proposal will not have a significant effect on the environment and is not subject to CEQA. This proposal is covered by the general rule that CEQA is only applicable to projects which have the potential of causing a significant effect on the environment. This proposal is limited in scope to the establishment of regulatory oversight of the siting and construction of storage facilities meeting specific location and development criteria and subject to a subsequent discretionary land use permitting that will be subject to CEQA evaluation. Additionally, approval of this proposal will not in of itself authorize any construction or improvement as a matter of right. Approval of any personal/recreational vehicle (RV) storage facility will be subject to separate CEQA review and discretionary land use approval. The subsequent discretionary land use application proposed with this Amendment to Text (AT) is a Classified Conditional Use Permit.

PUBLIC NOTICE:

As this is not a site specific action, A notice of the hearing was published in the Business Journal a newspaper of general circulation. No notices to property owners were sent. The project was originally routed for comments to the City of Fresno, several County Departments, and other potentially-concerned agencies.

PROCEDURAL CONSIDERATIONS:

Adoption of a Zoning Ordinance Amendment is a legislative act requiring action by the Board of Supervisors. The Planning Commission's action is advisory to the Board. The Board is anticipated to hear this matter at a later date should the Commission recommend approval or if the Commission's action is appealed. The Amendment, upon adoption, will become effective 30 days later.

BACKGROUND INFORMATION:

Originally the Zoning Ordinance did not accommodate this type of use in Agricultural Zone Districts, and it was necessary to re-designate properties from agricultural uses to industrial uses and rezone the properties to at least CM (Commercial and Light Manufacturing) or more intensive industrial zone district.

On September 30, 2014, the Board of Supervisors approved Amendment to Text Application 370 which amended Chapters 803.13 and 817.3 of the Fresno County Zoning Ordinance by adding personal/recreational vehicle storage in the AL (Limited Agricultural) Zone District subject to approval of a Conditional Use Permit for unincorporated areas within one-half mile of the Sphere of Influence of the City of Clovis.

On February 20, 2024, the Board of Supervisors approved a comprehensive update of the Fresno County General Plan and Zoning Ordinance. This Zoning Ordinance update carried forward the changes approved by Amendment to Text Application No. 370 as part of specific land uses in Article 4 Chapter 834.4.270 – Personal/RV Storage.

This Amendment simply allows the provisions to be applicable to properties within one half miles of the City of Clovis's Sphere of Influence and the City of Fresno's Sphere of Influence as well.

ANALYSIS/DISCUSSION:

Specific language provided by the Applicant for the proposed Amendment to Text is included as Exhibit 1 of this report. The scope of this proposed amendment is limited in scope to parcels located in the AL (Limited Agricultural) Zone District and within one-half mile of the Sphere of Influence of the City of Fresno.

The subject amendment to Zoning Ordinance Chapter 834.4.270 will continue to allow establishment of Personal/RV storage in Limited Agricultural (AL-20) Zone Districts, subject to the following criteria:

A. Purpose and allowed uses:

- 1. Shall mean facilities that permit on-site personal storage, mini-storage and recreation vehicle storage and may include a caretaker's residence.*
- 2. Shall be permitted in the AL Zone District only subject to the criteria in Section B below.*

B. Location provisions/criteria:

- 1. Property must be within one-half mile of the adopted Sphere of Influence of the City of Clovis or the City of Fresno.*
- 2. Property must abut a major street.*
- 3. Setback requirements shall be the same as Storage Yards as defined in the M-1 Zone District (See 814.2.030 Industrial Zone General Development Standards).*
- 4. Setback shall include a twenty-foot minimum landscaped front yard.*
- 5. Recreational vehicle parking shall be allowed on two-inch minimum thick gravel surface.*
- 6. Open or enclosed carports shall be permitted.*

Any potential adverse effects to productive agricultural land, any actual effects would be analyzed at a project specific level during the processing of the required Conditional Use Permit application. The required discretionary land use approval for the proposed facilities will need to ensure that specific development issues are addressed consistent with County development standards.

OTHER REVIEWING AGENCIES:

This proposal has been routed to the City of Fresno and several County Departments, including the Fresno County Fire Protection District. Staff did not receive any comments of concern or objection during the routing process. Additionally, the City of Fresno and numerous agencies have been notified of the date and time of the Planning Commission hearing.

CONCLUSION:

Staff recommends approval of the Applicant's requested amendment to Chapter 834.4.280 (B) as proposed in Exhibit No. 1.

PLANNING COMMISSION MOTIONS:

Recommend Motion (Approval Action)

- Approve Amendment to Text (AT) Application No. 386 as proposed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution forwarding the Commission's recommendation for approval to the Board of Supervisors.

Alternative Motion (Denial Action)

- Deny Amendment to Text No. 386 as proposed in Exhibit 1 (Applicant's Proposed Language); and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

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834.4.270 – Personal/RV Storage.

A. Purpose and allowed uses.

1. Shall mean facilities that permit on-site personal storage, mini-storage and recreation vehicle storage and may include a caretaker's residence.
2. Shall be permitted in the AL Zone District only subject to the criteria in Section B below.

B. Location provisions/criteria.

1. Property must be within one-half mile of the adopted Sphere of Influence of the City of Clovis or the City of Fresno.
2. Property must abut a major street.
3. Setback requirements shall be the same as Storage Yards as defined in the M-1 Zone District (See 814.2.030 Industrial Zone General Development Standards).
4. Setback shall include a twenty-foot minimum landscaped front yard.
5. Recreational vehicle parking shall be allowed on two-inch minimum thick gravel surface.
6. Open or enclosed carports shall be permitted.

Proposed TEXT AMENDMENT

SECTION 834.4.270 (Previously 817.3.L)

AL ZONE, USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

“Personal/RV Storage, subject to the following provisions: a) property must be within one-half mile of the adopted Sphere of Influence of the City of Clovis or the City of Fresno; b) property must abut a major street; c) setback requirements shall be the same as Storage Yards as defined in the M-1 Zone District (Section 843.5.E); d) setback shall include a twenty-foot minimum landscaped front yard; e) recreational vehicle parking shall be allowed on two-inch minimum thick gravel surface; and f) open or enclosed carports shall be permitted. (Added by Ord. T-089-370 adopted 9-30-14)”

Note: The proposed change is shown above in italics and underlined.

City of Fresno Sphere of Influence



