



Inter Office Memo

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

DATE: December 10, 2020
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO.12866 - AMENDMENT TO TEXT NO. 379 URBAN FENCE STANDARDS

APPLICANT: County of Fresno

STAFF CONTACT: David Randall, Senior Planner

Chris Motta, Principal Planner

REQUEST: Amendment to Text No. 379 amending the various sections of the Fresno County Zoning Ordinance to provide new fencing requirements/restrictions in urban residential zone districts. Modifications include, but are not limited to, allowing increased fence heights and limiting the material utilized in their construction.

PLANNING COMMISSION ACTION:

At its hearing of December 10, 2020, the Commission considered the staff report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Chatha and seconded by Commissioner Lawson to recommend that the Board of Supervisors adopt Amendment to Text No. 379 as recommended by staff.

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Chatha, Eubanks, Burgess, Hill, Lawson, Woolf
	No:	None
	Absent:	Commissioners Abrahamian, Carver, Ede
	Abstain:	None

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

By: 

 William M. Kettler, Manager
 Development Services and Capital Projects Division

EXHIBIT A

AMENDMENT TO TEXT NO. 379

Commission: The Fresno County Planning Commission considered the staff report dated December 10, 2020 and heard a summary presentation by staff.

Staff: A County staff member made a presentation before the Planning Commission describing the need for adoption AT 379 and offered the following information to clarify the County's effort:

- The proposed changes were initiated by the County upon Direction of the Board of Supervisors, after considering an item brought forward by staff on August 4, 2020
- The amendment modifies the language in Section 822.5 for the R-1-A and R-1-AH Zone Districts; the other urban zone districts all refer to this section of ordinance; hence in changing this section it impacts the other urban districts.
- A draft of the proposed changes, which was based on language from the Rural Residential Zone District, was circulated to Fresno County's incorporated cities, two homeowners associations, and various County staff.
- Staff received comments from the City of Clovis, the City of Kerman, both homeowners associations, and input from County staff.
- Staff summarized the proposed changes, including five (5) criteria that would regulate the new provision allowing seven (7) foot high fences in front yard setbacks.

Others: No other individuals presented information in support of or in opposition to the proposed amendment.

Correspondence: One late piece of correspondence (e-mail) from a Fig Garden homeowner and member of the HOA was received and distributed to the Commission. The correspondence cited the need to address fence height along grade differentials including canal banks.