

Exhibit L

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13876**

The Fresno City Planning Commission, at its meeting on January 15, 2025, adopted the following resolution relating to Pre-zone Application No. P22-04069.

WHEREAS, Pre-zone Application No. P22-04069 has been filed with the City of Fresno by Harbour & Associates for approximately 19.32 acres of property located on the north and south sides of West Ashlan Avenue between North Polk and North Gregory Avenues; and,

WHEREAS, Pre-zone Application No. P22-04069 proposes to pre-zone: approximately 9.54 acres of the subject property from the County of Fresno RR/NB (*Rural Residential/Neighborhood Beautification*) zone district to the City of Fresno RS-5/ANX (*Single-Family Residential, Medium Density/Annexed Rural Residential Transitional Overlay*) zone district; and approximately 9.78 acres of the subject property from the RR/NB (*Rural Residential/Neighborhood Beautification*) zone district to the City of Fresno RS-5/cz (*Single-Family Residential, Medium Density/conditions of zoning*) zone district; and,

WHEREAS, on January 15, 2025, the Fresno City Planning Commission reviewed the subject pre-zone application in accordance with the policies of the Fresno General Plan and West Area Community Plan; and,

WHEREAS, during the January 15, 2025, hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested pre-zoning change; and,

WHEREAS, the Commission conducted a public hearing to review the proposed pre-zone and considered the Planning and Development Department's report recommending approval of the proposed pre-zone application; and,

WHEREAS, the Fresno City Planning Commission considered the proposed pre-zone relative to the staff report and environmental assessment issued for the project; and,

WHEREAS, the Fresno City Planning Commission invited testimony with respect to the proposed pre-zone; and,

WHEREAS, no members of the public spoke in opposition or in support of the project.

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines that there is no substantial evidence in the record to indicate that Pre-zone Application No. P22-04069 may have additional significant effects on the environment; and hereby recommends approval to the City Council of the Negative Declaration prepared for Environmental Assessment No. P22-03846/P22-04069 dated December 6, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines and Addendum dated January 15, 2025, for the proposed project.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends approval to the City Council of Pre-zone Application No. P22-04069 proposing to pre-zone: approximately 9.54 acres of the subject property from the County of Fresno RR/NB (*Rural Residential/Neighborhood Beautification*) zone district to the City of Fresno RS-5/ANX (*Single-Family Residential, Medium Density/Annexed Rural Residential Transitional Overlay*) zone district; and approximately 9.78 acres of the subject property from the RR/NB (*Rural Residential/Neighborhood Beautification*) zone district to the City of Fresno RS-5/cz (*Single-Family Residential, Medium Density/conditions of zoning*) zone district, as described and depicted on the attached Exhibit "A".

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Vang (chair), seconded by Commissioner Diaz.

VOTING: Ayes - Vang (chair), Diaz, Bray (vice chair), Calandra, Criner, Lyday, Shergill
 Noes - None
 Not Voting - None
 Absent - None

DATED: January 15, 2025

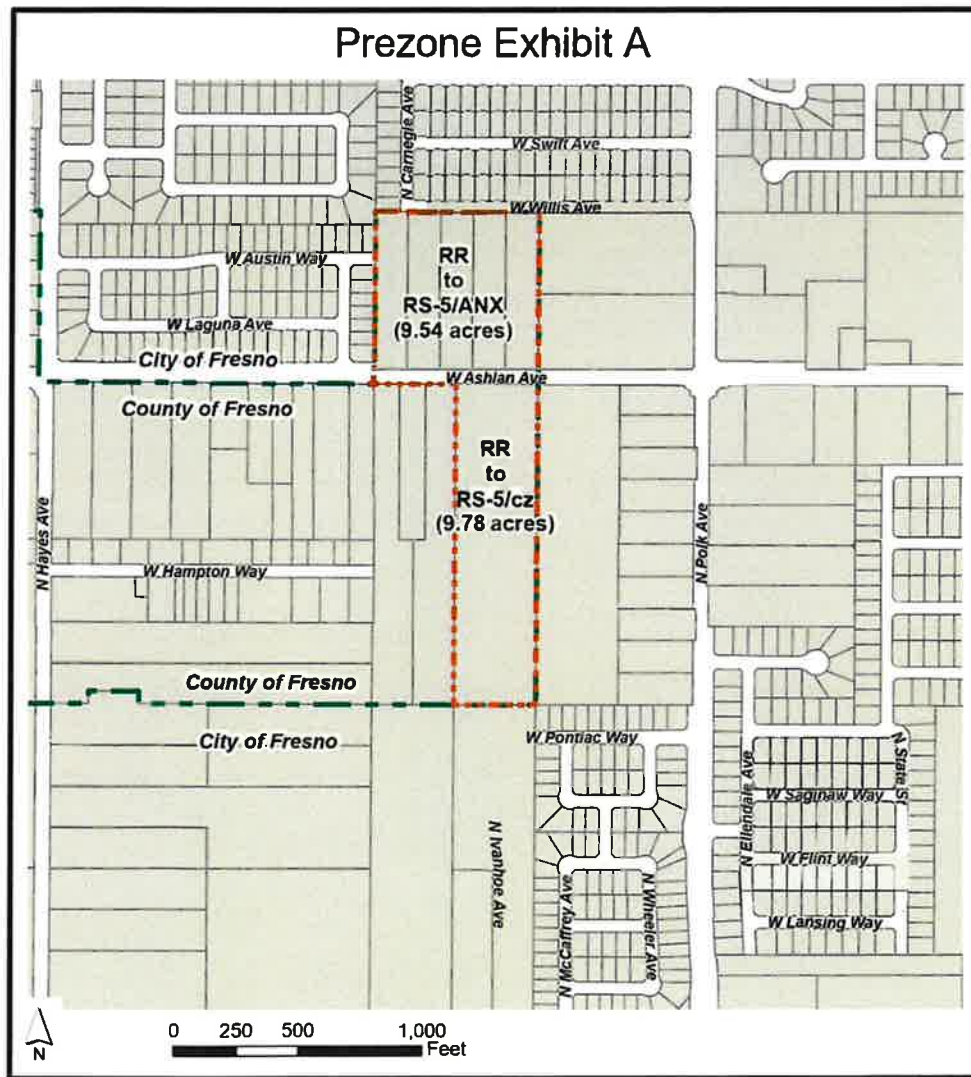


JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13876
Pre-zone Application No. P22-04069
Filed by Harbour & Associates
Action: Recommend Approval to the City Council

Attachment: Exhibit A

Exhibit A



P22-04069
 APN: 511-01-106, 510-21-001, 510-21-002, 510-21-003, 510-21-006, 510-21-007
 West of the Intersection of Polk Avenue and Ashlan Avenue

 City Limits

 Proposes to pre-zone approximately 9.78 acres from RR (Rural Residential) to RS-5/cz (Residential Single-Family, Medium Density/conditions of zoning), and approximately 9.54 acres from RR (Rural Residential) to RS-5/ANX (Residential Single-Family, Medium Density/Annexed Rural Residential Transitional Overlay)

