

Exhibit M

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13808**

The Fresno City Planning Commission at its regular meeting on August 2, 2023, adopted the following resolution relating to Planned Development Permit Application No. P22-04877.

PLANNED DEVELOPMENT: 71-lot single-family residential planned development with modified property development standards, including minimum setback reductions (garage, garage to façade, and rear), reduced minimum lot size and depth requirements, increase in maximum lot coverage, and gated private streets.

PROPERTY LOCATION: Located on the west side of North Bliss Avenue between East Shields and East Princeton Avenues.

PROPERTY DESCRIPTION: Approximately 7.94 acres

EXISTING ZONING: RS-5 (*Single-Family Residential, Medium Density*) zone district.

WHEREAS, Planned Development Permit Application No. P22-04877 has been filed with the City of Fresno by Giannetta Engineering, on behalf of Granville Homes, for approximately 7.94 acres of property located on the west side of North Bliss Avenue, between East Shields and East Princeton Avenues; and,

WHEREAS, Planned Development Permit Application No. P22-04877 seeks authorization to develop a 71-lot single-family residential planned development with modified property development standards to allow for a reduction in the garage setback, rear yard setback, garage to façade setback, minimum lot size, minimum lot depth, an increase in maximum lot coverage, and gated private streets; and,

WHEREAS, on August 2, 2023, the Fresno City Planning Commission (“Commission”) reviewed the subject planned development permit application in accordance with the policies of the Fresno General Plan and the McLane Community Plan; and,

WHEREAS, the Commission conducted a public hearing to review the proposed planned development and considered the Planning and Development Department’s report recommending approval of the proposed planned development permit application subject to special permit conditions; and,

WHEREAS, the Commission considered the proposed planned development permit application relative to the staff report and environmental assessment issued for the project; and,

WHEREAS, the Commission invited testimony with respect to the proposed planned development application; and,

WHEREAS, the applicant spoke in opposition to the project specific to the condition of approval in the Public Works Department memorandum dated June 19, 2023 (Community Facilities District (CFD)) for requirement of annexation into CFD No. 18. No neighbors spoke in support of the proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Commission hereby finds and determines that there is no substantial evidence in the record to indicate that the planned development permit application may have a significant effect on the environment as identified by Environmental Assessment No. T-6366/P22-04877 dated July 12, 2023.

BE IT FURTHER RESOLVED that the Commission, as a result of its inspections, investigations and studies made by itself and in its behalf, and of testimonies offered at said hearing, has established that approval of the special permit would be in accordance with applicable provisions of the Fresno Municipal Code, including the determination that all findings have been made relative to the issuance of a planned development permit application for the proposed project.

BE IT FURTHER RESOLVED that the Commission hereby approves Planned Development Permit Application No. P22-04877 authorizing the development of a planned development, which includes modified property development standards, including reduced minimum setbacks (garage, garage to façade, rear yard), reduced minimum lot size and depth, increase in maximum lot coverage, and private gated streets, subject to the Planning and Development Department Conditions of Approval dated August 2, 2023, and the following modification:

1. Item No. 20 within the Conditions of Approval dated August 2, 2023, for Vesting Tentative Tract Map No. 6366.

Revise the condition below to strike out the word “public” below and replace with “private”.

Provide and dedicate minimum 10-foot outlots for ~~public~~ private landscape purposes (and irrigation system) along the rear (eastern) property lines of all lots with frontage along North Bliss Avenue (lots 1 through 13). The 10-foot wide outlots shall be located adjacent to the “sidewalk pattern” within the adjacent public street

rights-of-way and shall incorporate street trees to shade the adjacent sidewalks in accordance with Public Works standards, specifications, and policies.

2. Item No. 21 within the Conditions of Approval dated August 2, 2023, for Vesting Tentative Tract Map No. 6366.

Revise the condition below to strike out the word “public” below and replace with “private”, and strike out the last sentence.

The proposed 10-foot wide landscape easements along North Bliss Avenue shall be identified as Outlots to be dedicated to the City of Fresno, in fee, for ~~public~~ private landscape (and irrigation system) and utility purposes on the Final Map. ~~The City Engineer may discretionarily require modification to other public easements proposed when/where such easements are preferred to be identified as Outlots to be dedicated to the City, in fee.~~

3. Item No. 51 within the Conditions of Approval dated August 2, 2023, for Vesting Tentative Tract Map No. 6366.

Remove and replace the Public Works Department memorandum dated June 19, 2023 with the updated Public Works Department memorandum dated June 19, 2023 updating the original language relative to the bridge construction requirement below from:

“Construct major street bridge on Fowler Avenue at Mill Ditch prior to issuance of first building permit. Submit detailed construction cost estimates prior to start of work to qualify for reimbursement.”

To be replaced with the following:

“Construct major street bridge on Fowler Avenue at Mill Ditch. Issuance of building permits will be contingent on progress of bridge construction. Submit detailed construction cost estimates prior to start of work to qualify for reimbursement.”

4. Item No. 51 within the Conditions of Approval dated August 2, 2023, for Vesting Tentative Tract Map No. 6366.

Remove and replace the Public Works Department memorandum dated June 30, 2023 with the updated Public Works Department memorandum dated June 30, 2023 updating the original language relative to the bridge construction requirement below from:

“Design and construct a Major Street Bridge at the intersection of Fowler Avenue

and Mill Ditch. The timing of the bridge construction shall occur prior to permits.”

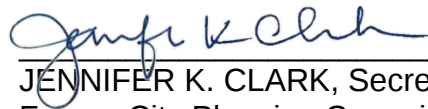
To be replaced with the following:

“Design and construct a Major Street Bridge at the intersection of Fowler Avenue at Mill Ditch. Issuance of building permits will be contingent on progress of bridge construction. Detailed construction cost estimates prior to start of work to qualify for reimbursement.”

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Wagner, seconded by Commissioner Diaz.

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

DATED: August 2, 2023



JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

No. P22-04877

Resolution No. 13808
Planned Development Permit Application

Filed by Giannetta Engineering, on
behalf of Granville Homes
Action: Approve