

## Exhibit K

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13848**

The Fresno City Planning Commission, at its regular meeting on May 15, 2024, adopted the following resolution relating to Development Permit Application No. P21-00989.

WHEREAS, Development Permit Application No. P21-00989 was filed by Jamie Huelskamp of Park 7, LLC, and pertains to an approximately 3.7-acre property located at 7056 North Prospect Avenue, on the northeast corner of West Herndon and North Prospect Avenues; and,

WHEREAS, Development Permit Application No. P21-00989 requests authorization to construct an 82-unit private gated multi-family development; and,

WHEREAS, on June 14, 2021, the Council District 2 Project Review Committee recommended denial of the development permit, 2 votes to 1, with the following assertions made: 1) The project's proposal of 3-story and 4-story buildings are too tall and not consistent with the existing character and aesthetic of the neighborhood; 2) The project would exacerbate existing traffic congestion issues along Herndon Avenue, Prospect Avenue, and the elementary school; 3) The project has insufficient parking for the proposed 82 dwelling units and would result in overparking in Orchid Park and elsewhere in the neighborhood; 4) There is no safe route to school from the project to the nearby elementary school; 5) the four-story building would not allow Fire Department trucks to utilize ladder deployment on the fourth story; and, 6) there is not adequate access to transit; and,

WHEREAS, the Planning & Development Department Director approved Development Permit Application No. P21-00989 on March 25, 2024; and,

WHEREAS, the Director's decision to approve the request to construct an 82-unit private gated multi-family development was appealed by eight different parties on between March 25, 2024 and April 9, 2024; and,

WHEREAS, the Fresno City Planning Commission conducted a public hearing on May 15, 2024; received testimony from the applicant and the public, and considered the Planning and Development Department's report recommending denial of the appellants' appeal and upholding the action of the Planning and Development Department Director to approve Development Permit Application No. P21-00989; and,

WHEREAS, No individuals spoke in support of the project; and,

WHEREAS, approximately 29 individuals spoke in opposition of the project citing the following: 1) The project's proposal of 3-story and 4-story buildings are too tall and not consistent with the existing character and aesthetic of the neighborhood; 2) The project would exacerbate existing traffic congestion issues along Herndon Avenue, Prospect Avenue, and the elementary school; 3) The project has insufficient parking for the proposed 82 dwelling units and would result in overparking in Orchid Park and elsewhere in the neighborhood; 4) There is no safe route to school from the project to the nearby elementary school; 5) the four-story building would not allow Fire

Department trucks to utilize ladder deployment on the fourth story; and, 6) there is not adequate access to transit; and,

WHEREAS, the Fresno City Planning Commission reviewed the subject development permit application in accordance with the policies of the Fresno General Plan, Bullard Community Plan, and the Fresno Municipal Code; and,

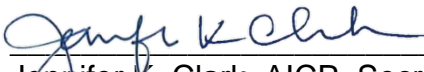
WHEREAS, a motion was made to deny Development Permit Application No. P21-00989 based on Finding B that it does not meet the General Plan in regards to Urban Neighborhood residential planned land use, and it does not take into account significant growth within the City of Fresno and the project would result in traffic impacts detrimental to the project.

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

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

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby upholds the appeal and denies Development Permit Application No. P21-00989 requesting authorization to construct an 82-unit private gated multi-family development.

DATED: May 15, 2024

  
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Jennifer K. Clark, AICP, Secretary  
Fresno City Planning Commission

Resolution No. 13848  
Development Permit Application No. P21-00989  
Filed by Jamie Huelskamp of Park 7, LLC  
Action: uphold the appeal (denial of project)