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**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13913**

The Fresno City Planning Commission at its regular meeting on August 6, 2025, adopted the following resolution relating to Planned Development Permit Application No. P25-00027.

PLANNED DEVELOPMENT: 119-lot single-family residential development with modified property development standards for lots 92-119, including private streets; a reduction in the minimum lot size, width, and depth; a reduction in the minimum garage, street side yard, and rear yard setbacks; and, an increase in the maximum lot coverage requirement.

PROPERTY LOCATION: Located on the north side of East McKinley Avenue, between North Temperance and North De Wolf Avenues.

PROPERTY DESCRIPTION: Approximately 23.56 acres  
(APN: 310-052-27)

EXISTING ZONING: RS-4 (*Single-Family Residential, Medium Low Density*) zone district.

WHEREAS, Planned Development Permit Application No. P25-00027 has been filed with the City of Fresno by Ernie Escobedo of QK, Inc., on behalf of Brandon De Young of De Young Properties, for lots 92-119 of Vesting Tentative Tract Map No. 6502 dated June 2, 2025, located on the north side of East McKinley Avenue, between North Temperance and North De Wolf Avenues; and,

WHEREAS, Planned Development Permit Application No. P25-00027 seeks authorization to develop a 119-lot single-family residential development with modified property development standards for lots 92-119, to allow for private streets; a reduction in the minimum lot size, width, and depth; a reduction in the minimum garage, street side yard, and rear yard setbacks; and, an increase in the maximum lot coverage requirement; and,

WHEREAS, the Council District 7 Project Review Committee is not active at this time; and,

WHEREAS, on August 6, 2025, 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, no neighbors spoke in opposition or 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-6502/P24-04526/P24-04527/P25-00027 dated July 16, 2025.

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.

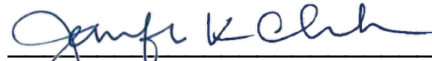
BE IT FURTHER RESOLVED that the Commission hereby approves Planned Development Permit Application No. P25-00027 authorizing the development of a planned development for lots 92-119 of Vesting Tentative Tract Map No. 6502 dated June 2, 2025, which includes private streets; a reduction in the minimum lot size, width, and depth; a reduction in the minimum garage, street side yard, and rear yard setbacks; and, an increase in the maximum lot coverage requirement, subject to the Planning and Development Department Conditions of Approval dated August 6, 2025.

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

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

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Planned Development Permit Application No. P25-00027  
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DATED: August 6, 2025



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JENNIFER K. CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13913  
Planned Development Permit Application  
No. P25-00027  
Filed by Ernie Escobedo of QK, Inc., on  
behalf of Brandon De Young of De  
Young Properties  
Action: Recommend Approval to the City  
Council