

Exhibit Q

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13885**

The Fresno City Planning Commission at its regular meeting on April 2, 2025, adopted the following resolution relating to Planned Development Permit Application No. P23-03735.

- PLANNED DEVELOPMENT: 30-lot single-family residential planned development with modified property development standards, including minimum setback reductions, increase in lot coverage and reduced minimum lot size requirements.
- PROPERTY LOCATION: Located on the south side of East Belmont Avenue, between North Armstrong and North Temperance Avenues.
- PROPERTY DESCRIPTION: Approximately 3.90 acres
(APN: 313-270-35)
- EXISTING ZONING: RS-3/UGM (*Single-Family Residential, Low Density/Urban Growth Management*) zone district.

WHEREAS, Planned Development Permit Application No. P23-03735 has been filed with the City of Fresno by Shin Tu of Precision Civil Engineering, Inc., on behalf of Yanhua Wu., for approximately 3.90 acres of property located on the south side of East Belmont Avenue, between North Armstrong and North Temperance Avenues; and,

WHEREAS, Planned Development Permit Application No. P23-03735 seeks authorization to develop a 30-lot single-family residential planned development with modified property development standards to allow for minimum setback reductions, increase in lot coverage and reduced minimum lot size requirements; and,

WHEREAS, the Council District 5 Project Review Committee reviewed the proposed project at their regular meeting on August 14, 2023, and voted to recommend approval of the project, 3 votes to 1 with no additional recommendations of the project; and,

WHEREAS, on April 2, 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 Roosevelt 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,

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-6441/P23-01117/P23-03735 dated March 6, 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.

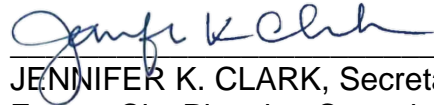
BE IT FURTHER RESOLVED that the Commission hereby approves Planned Development Permit Application No. P23-03735 authorizing the development of a planned development, which includes minimum setback reductions, increase in lot coverage and reduced minimum lot size requirements, subject to the Planning and Development Department Conditions of Approval dated April 2, 2025.

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), and Shergill
 Noes - Lyday
 Not Voting - None
 Absent - Calandra and Criner

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DATED: April 2, 2025

A handwritten signature in blue ink, appearing to read "Jennifer K. Clark", is written over a horizontal line.

JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13892
Planned Development Permit Application
No. P23-03735
Filed by Precision Civil Engineering, INC,
on behalf of Yanhua Wu
Action: Recommend Approval to the City
Council