

Exhibit U

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13465**

The Fresno City Planning Commission, at its regular meeting on June 21, 2017, adopted the following resolution relating to Conditional Use Permit Application No. C-17-056.

CONDITIONAL USE REQUESTED: 4-lot single family residential planned development subdivision with modified property development standards, including yard setback requirements

PROPERTY LOCATION: Located on the southeast corner of North Van Ness Boulevard and West Bullard Avenue

PROPERTY DESCRIPTION: Approximately 2.32 acres
(APNs: 415-033-45 portion of)

EXISTING/PROPOSED ZONING: Fresno County RA (*Residential Agricultural*) zone district to the City of Fresno RS-3 (*Residential Single Family*) zone district

WHEREAS, Conditional Use Permit Application No. C-17-056 has been filed with the City of Fresno by Precision Engineering, on behalf of Butler Construction, for approximately 2.32 acres of property located on the southeast corner of North Van Ness Boulevard and West Bullard Avenue; and,

WHEREAS, Conditional Use Permit Application No. C-17-056 seeks authorization to develop a 4-lot single family residential planned development subdivision with modified property development standards, including reduced yard setback requirements; and,

WHEREAS, on June 21, 2017, the Fresno City Planning Commission, reviewed the subject conditional use permit application in accordance with the policies of the Fresno General Plan and the Bullard Community Plan; and,

WHEREAS, the Commission conducted a public hearing to review the proposed conditional use permit application and considered the Development and Resource Management Department's report recommending approval of the proposed conditional use permit application subject to special permit conditions; and,

WHEREAS, the Fresno City Planning Commission considered the proposed conditional use permit application 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 conditional use permit application; and,

WHEREAS, no neighbors spoke in favor or opposition to the proposed project; and,

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 Conditional Use Permit Application No. C-17-056 may have additional significant effects on the environment that were not identified in the Fresno General Plan Master Environmental Impact Report (MEIR) No. 2012111015; and hereby recommends approval to the City Council the Finding of Conformity prepared for Environmental Assessment No. ANX-17-003/PM-2017-02/C-17-056/R-17-007 dated May 19, 2017, for the proposed project.

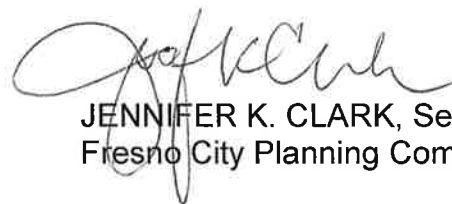
BE IT FURTHER RESOLVED, that the Fresno City Planning Commission, as a result of its inspections, investigations and studies made by itself and in its behalf, and of testimonies offered at said hearing, has established that approval of the special permit would be in accordance with applicable provisions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

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby approves Conditional Use Permit Application No. C-17-056 authorizing the development of a planned development, which includes modified property development standards, including reduced yard setback requirements, subject to the Development and Resource Management Department Conditions of Approval dated June 21, 2017.

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

VOTING: Ayes - Vasquez (vice chair), Bray, Catalano, Torossian (chair)
 Noes - None
 Not Voting - None
 Absent - Garcia, Reed, Yang

DATED: June 21, 2017



JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

PLANNING COMMISSION RESOLUTION No. 13465
Conditional Use Permit Application No. C-17-056
June 21, 2017
Page 3

Resolution No. 13465
Conditional Use Permit Application No.
C-17-056
Filed by Precision Engineering, on behalf
of Butler Construction
Action: Recommend Approval to the City
Council