

Exhibit Q

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13855**

The Fresno City Planning Commission, at its regular meeting on July 3, 2024, adopted the following resolution relating to Planned Development Permit No. P22-00387.

PLANNED DEVELOPMENT: 326-lot gated single family residential planned development subdivision with modified property development standards including reduced lot size and setbacks, and private streets

PROPERTY LOCATION: Located on the northeast corner of the East McKinley Avenue alignment and North Armstrong Avenue

PROPERTY DESCRIPTION: Approximately 28.6 acres (APNs: 574-140-04 & 05)

EXISTING/PROPOSED ZONING: RS-5 (Single-Family Residential, Medium Density)

WHEREAS, Planned Development Permit No. P22-00387 has been filed with the City of Fresno by Kyle Allington of Harbour and Associates, on behalf of Wilson Homes, for approximately 28.6 acres of property located on the northeast corner of the East McKinley Avenue alignment and North Armstrong Avenue; and,

WHEREAS, Planned Development Permit No. P22-00387 seeks authorization to develop a 326-lot single family residential planned development subdivision with modified property development standards, including reduced lot size, reduced setbacks and private streets; and,

WHEREAS, on July 3, 2024, the Fresno City Planning Commission reviewed the subject planned development permit 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 permit and considered the Planning and Development Department's report recommending approval of the proposed planned development permit subject to special permit conditions; and,

WHEREAS, the Fresno City Planning Commission considered the proposed planned development 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 planned development permit; and,

WHEREAS, no members of the public spoke in favor or in opposition to the proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines that the environmental assessment for Planned Development Permit No. P22-00387 resulted in the preparation of Environmental Impact Report SCH No. 2022080152 dated June 2024. In addition, the Commission finds that FEIR SCH No. 2022080152 has been prepared pursuant to the requirements of California Environmental Quality Act (CEQA) Guidelines, including all required written findings pursuant to CEQA Guidelines Section 15091. The Commission is satisfied that for impacts that can be mitigated to a level of less than significant, the appropriate measures of development will adequately reduce or alleviate any potential adverse impacts either generated from the proposal, or impacting the proposal from an off-site source; the Commission concurs with the statement of overriding considerations prepared for impacts that have been identified as significant and unavoidable; and accordingly, the Commission recommends the Council certify Final EIR SCH No. 2022080152, pursuant to CEQA Guidelines Section 15090.

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 planned development permit for the proposed project.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends approval of Planned Development Permit No. P22-00387 authorizing the development of a planned development, which includes modified property development standards, including lot size and setback requirements, and private streets, subject to the Planning and Development Department Conditions of Approval dated July 3, 2024, and the following modification:

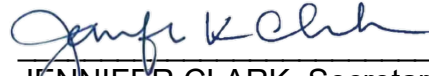
1. **Condition No. 28 shall be amended as follows:** Construct a minimum 6-foot decorative solid masonry wall (at finished grade of proposed site) pursuant to the solid wall requirements of Section 15-2006 of the FMC. The decorative wall shall be located along the entirety of the subdivision boundary, including along East McKinley and North Armstrong Avenues and east and north property lines, excepting lots 132-147, and excepting openings for private entry gates. Said wall shall be depicted on the related site plan exhibits.

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

PLANNING COMMISSION RESOLUTION No. 13855\_\_  
Planned Development Permit No. P22-00387  
July 3, 2024  
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VOTING:           Ayes - Bray, Calandra, Criner, Lyday, Shergill, Vang  
                      Noes - None  
                      Not Voting - None  
                      Absent - Diaz

DATED: July 3, 2024



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JENNIFER CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13855  
Planned Development Permit No.  
P22-00387  
Filed by Kyle Allington of Harbour and  
Associates, on behalf of Wilson Homes  
Action: Recommend Approval