

**Exhibit N – Planning Commission Resolution**

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13785**

The Fresno City Planning Commission, at its regular meeting on February 1, 2023, adopted the following resolution relating to Development Permit Application No. P22-00565.

WHEREAS, Development Permit Application No. P22-00565 was filed with the City of Fresno by Dan Nguyen of Gray Construction, on behalf of Lone Oak Fresno LLC, for ±14.78 acres of property located on the southwest corner of East North and South East Avenues; and,

WHEREAS, Development Permit Application No. P22-00565 proposes to construct a ±206,881 square-foot warehouse building with ±23,349 square feet of ancillary office space, a truck wash, and a truck maintenance shop. The project will be primarily utilized as a storage and distribution facility for a food and beverage company (Reyes Coca-Cola Bottling, LLC); and,

WHEREAS, on October 28, 2022, the Planning & Development Director made the required findings in accordance with Fresno Municipal Code Sections 15-5206, and approved Development Permit Application No. P22-00565; and

WHEREAS, on November 9, 2022, the Planning & Development Director's decision to approve Development Permit Application No. P22-00565 was appealed; and,

WHEREAS, pursuant to Section 15-5303 of the Fresno Municipal Code, the Fresno City Planning Commission conducted a public hearing on February 1, 2023, to review the proposed development permit, consider the associated Environmental Assessment prepared for Development Permit Application No. P22-00565, received testimony from the applicant and the public, and consider the Planning and Development Department's report recommending the Planning & Development Director's approval of Development Permit Application No. P22-00565 be upheld; and,

WHEREAS, the Commission considered the proposed development permit relative to the staff report and environmental assessment prepared for the project; and,

WHEREAS, the project applicant spoke in support of the project, and,

WHEREAS, the Fresno City Planning Commission reviewed the subject development permit application in accordance with the policies of the Fresno General Plan, Roosevelt Community Plan, North Avenue Industrial Triangle Specific Plan, and the Fresno County Airport Land Use Compatibility Plan; and,

WHEREAS, the Commission invited testimony with respect to the proposed development permit; and,

WHEREAS, no members of the public spoke in support and four members of the public spoke in opposition of the proposed development permit; and,

NOW THEREFORE BE IT RESOLVED that the Fresno City Planning Commission hereby upholds the Planning & Development Director's approval of Development Permit Application No. P22-00565, per the required Findings made in accordance with FMC

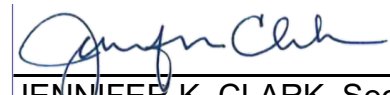
Sections 15-5206.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby approves Environmental Assessment No. P22-00565, a determination that the project is exempt from the State of California Environmental Quality Act, and Development Permit Application No. P22-00565, in accordance with the Conditions of Approval dated October 28, 2022.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Vice Char Hardie, seconded by Commissioner Diaz.

VOTING:           Ayes - Wagner, Vang (Chair), Diaz, Hardie (Vice Chair)  
                      Noes - None  
                      Not Voting - None  
                      Absent - Criner, Fuentes

DATED: February 1, 2023

  
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JENNIFER K. CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13785  
Development Permit Application No. P22-00565  
Action: Application Approval Upheld