

Exhibit R

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13903**

The Fresno City Planning Commission, at its meeting on June 18, 2025, adopted the following resolution relating to Pre-zone Application No. P21-05870.

WHEREAS, Pre-zone Application No. P21-05870 has been filed with the City of Fresno by Bonique Emerson of Precision Engineering, on behalf of Daniel Onifer of Crown Enterprises, for approximately 51.72 acres of property located on the west side of South Cherry Avenue, between East North and East Central Avenues, and,

WHEREAS, Pre-zone Application No. P21-05870 proposes to pre-zone \pm 15.95 acres from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno IH (*Heavy Industrial*), zone district; and pre-zone \pm 35.77 acres from the Fresno County AL20 (*Limited Agriculture*) to the City of Fresno IH/ANX (*Heavy Industrial/Annexed Rural Residential Transitional Overlay*), zone district, and,

WHEREAS, on June 18, 2025, the Fresno City Planning Commission reviewed the subject pre-zone application in accordance with the policies of the Fresno General Plan and North Avenue Industrial Triangle Specific Plan; and,

WHEREAS, during the June 18, 2025, hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested pre-zoning change; and,

WHEREAS, the Commission conducted a public hearing to review the proposed pre-zone and considered the Planning and Development Department's report recommending approval of the proposed pre-zone application; and,

WHEREAS, the Fresno City Planning Commission considered the proposed pre-zone relative to the staff report and environmental assessment prepared for the project; and,

WHEREAS, on March 28, 2023, the Council District 3 Project Review Committee did not recommend approval of Pre-zone Application No. P21-05870; and,

WHEREAS, the Fresno City Planning Commission invited testimony with respect to the proposed pre-zone; and,

WHEREAS, four members of the public spoke in opposition or in and no member of the public spoke in support of the project.

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 Pre-zone Application No. P21-05870 may have additional significant effects on the environment; and hereby recommends approval to the City Council of the Mitigated

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Pre-zone Application No. P21-05870
June 18, 2025
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Negative Declaration prepared for Environmental Assessment No. P21-05778/P21-05870/P23-00149 dated May 22, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends approval to the City Council of Pre-zone Application No. P21-05373 proposing to pre-zone \pm 15.95 acres from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno IH (*Heavy Industrial*), zone district; and pre-zone \pm 35.77 acres from the Fresno County AL20 (*Limited Agriculture*) to the City of Fresno IH/ANX (*Heavy Industrial/Annexed Rural Residential Transitional Overlay*), zone district, as described and depicted on the attached Exhibit "A".

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

VOTING: Ayes - Diaz, Shergill, Calandra, and Lyday
 Noes - Criner
 Recused - Bray (Vice Chair)
 Absent - Vang (Chair)

DATED: June 18, 2025

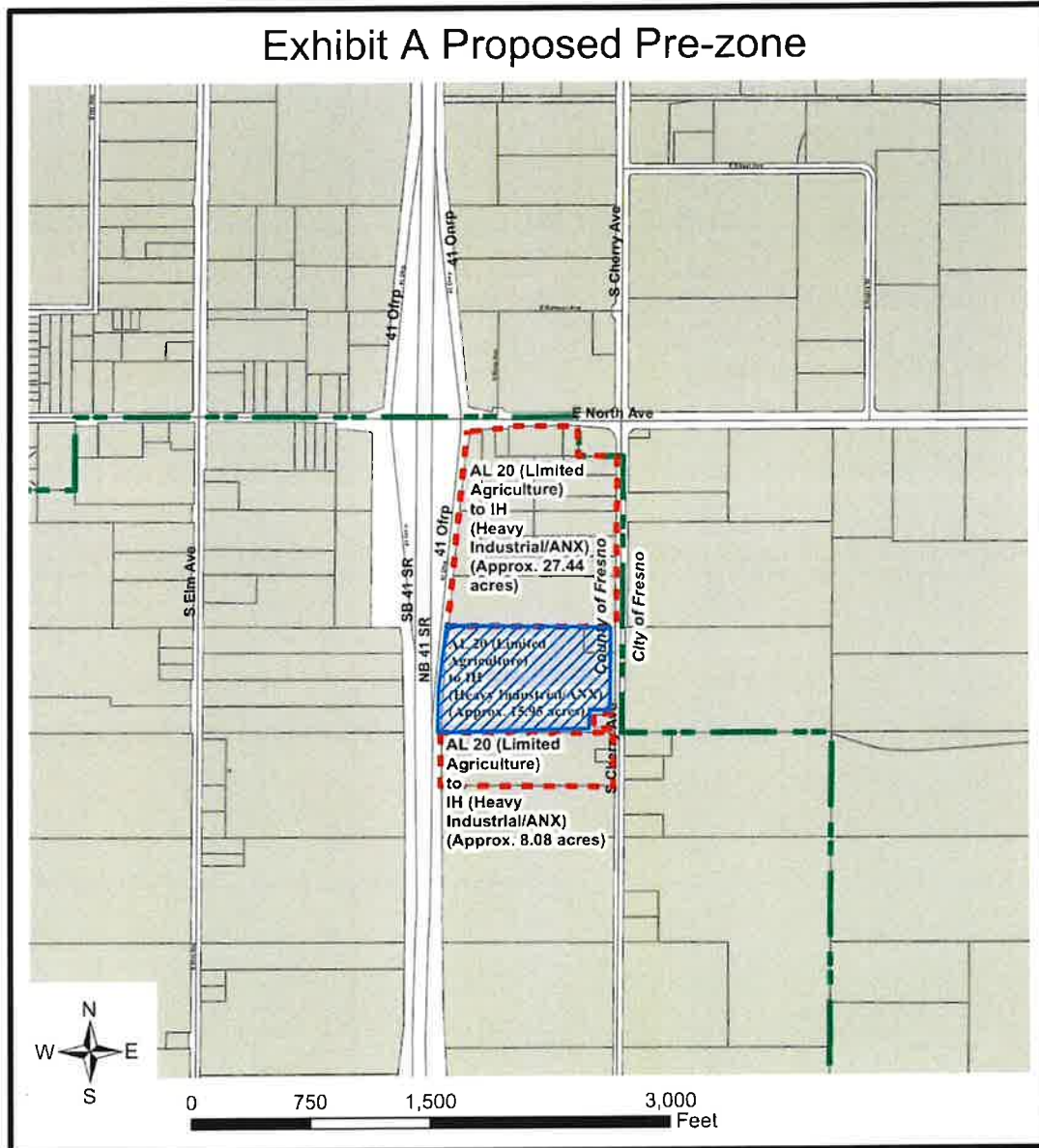


JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13903
Pre-zone Application No. P21-05870
Filed by Bonique Emerson of Precision
Engineering, on behalf of Daniel
Onifer of Crown Enterprises
Action: Recommend Approval to the City
Council

Attachment: Exhibit A

Exhibit A



P21-05870

Intersection of E. North Avenue and S. Cherry Avenue

APN(s): 329-100-52, 329-100-51, 329-100-01, 329-080-28, 329-080-11, 329-080-10, 329-180-19, 329-180-18, 329-180-12, 329-180-09, 329-180-07, 329-180-33, 329-180-28, 329-180-30, 329-180-32, 329-080-30, 329-180-16, 32910044



City Limits



Proposes to pre-zone approximately 35.77 acres from AL20 (limited agricultural) to IH/ANX (Heavy Industrial/Annexed Rural Residential Transitional Overlay)



Proposes to prezone approximately 15.95 acres from AL20 (Limited Agriculture) to IH (Heavy Industrial)