

Exhibit N

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13899**

The Fresno City Planning Commission, at its meeting on June 4, 2025, adopted the following resolution relating to Pre-zone Application No. P21-05373.

WHEREAS, Pre-zone Application No. P21-05373 has been filed with the City of Fresno by John Bonadelle of Bonadelle Neighborhoods for approximately 37.98 acres of property located on the west side of South Armstrong Avenue, between the Southern Pacific Railroad line and East Church Avenue, and,

WHEREAS, Pre-zone Application No. P21-05373 proposes to pre-zone: approximately 37.98 acres of the subject property from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno RS-5 (*Single-Family Residential, Medium Density*) zone district; and,

WHEREAS, on June 4, 2025, the Fresno City Planning Commission reviewed the subject pre-zone application in accordance with the policies of the Fresno General Plan and Roosevelt Community Plan; and,

WHEREAS, during the June 4, 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 issued for the project; and,

WHEREAS, the Council District 5 Project Review Committee is not active at this time; and,

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

WHEREAS, no members of the public spoke in opposition or 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. P21-05373 may have additional significant effects on the environment; and hereby recommends approval to the City Council of the Mitigated Negative Declaration prepared for Environmental Assessment No. T-6376/P21-

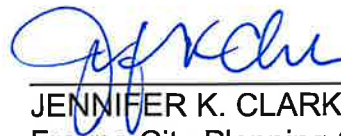
05090/P21-05373 dated April 24, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends approval to the City Council of Pre-zone Application No. P21-05373 to pre-zone: approximately 37.98 acres of the subject property from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno RS-5 (*Single-Family Residential, Medium Density*) 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 Shergill, seconded by Commissioner Diaz.

VOTING:           Ayes - Shergill, Diaz, Bray (Vice Chair), Calandra, Criner, Lyday, And  
                              Vang (Chair)  
                      Noes - None  
                     Not Voting - None  
                     Absent - None

DATED: June 4, 2025



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JENNIFER K. CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13899  
Pre-zone Application No. P21-05373  
Filed by John Bonadelle of Bonadelle  
Neighborhoods  
Action: Recommend Approval to the City  
Council

Attachment: Exhibit A

## Exhibit A

