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**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13776**

The Fresno City Planning Commission at its regular meeting on October 19, 2022, adopted the following resolution relating to Conditional Use Permit Application No. P21-06515.

CONDITIONAL USE:	Allowance for duplexes in the RS-5 zone district.
PROPERTY LOCATION:	Located on the north side of East Alluvial Avenue, west of North Willow Avenue.
PROPERTY DESCRIPTION:	Approx. 3.00 acres
EXISTING ZONING:	RS-5 ( <i>Single-Family Residential, Medium Density</i> ) zone district.

WHEREAS, Conditional Use Permit Application No. P21-06515 has been filed with the City of Fresno by Sol Development Associates, on behalf of Stallion Development and Construction, for approximately 3.00 acres of property located on the north side of East Alluvial Avenue, west of North Willow Avenue; and,

WHEREAS, Conditional Use Permit Application No. P21-06515 seeks authorization to allow for duplex uses in the RS-5 zone district; and,

WHEREAS, on October 19, 2022, the Fresno City Planning Commission ("Commission") reviewed the subject conditional use permit application in accordance with the policies of the Fresno General Plan and the Woodward Park Community Plan; and,

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

WHEREAS, the Commission considered the proposed conditional use permit application relative to the staff report and environmental assessment issued for the project; and,

WHEREAS, the Commission invited testimony with respect to the proposed conditional use permit application; and,

WHEREAS, two neighbors spoke in opposition and none in support of the proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Commission hereby finds and determines that there is no substantial evidence in the record to indicate that the conditional use permit application may have a significant effect on the environment as

identified by Environmental Assessment No. T-6402/P21-06440/P22-00795/P21-06515 dated September 23, 2022.

BE IT FURTHER RESOLVED that the 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 application for the proposed project.

BE IT FURTHER RESOLVED that the Commission hereby approves Conditional Use Permit Application No. P21-06515 authorizing the allowance of duplex uses, subject to the Planning and Development Department Conditions of Approval dated October 19, 2022.

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

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

DATED: October 19, 2022

  
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JENNIFER K. CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13776  
Conditional Use Permit Application No.  
P21-06515  
Filed by Sol Development Associates,  
LLC, on behalf of Stallion  
Development and Construction  
Action: Approve