

Exhibit N

FRESNO CITY PLANNING COMMISSION RESOLUTION NO. 13889

The Fresno City Planning Commission, at its meeting on April 2, 2025, adopted the following resolution relating to Plan Amendment Application No. P23-01117.

WHEREAS, Plan Amendment Application No. P23-01117 has been filed with the City of Fresno by Shin Tu of Precision Civil Engineering, Inc., on behalf of Yanhua Wu, for approximately 3.90 acres of property located on the south side of East Belmont Avenue, between North Armstrong and North Temperance Avenues; and,

WHEREAS, the Council District 5 Project Review Committee on August 14, 2023, recommended approval of the proposed plan amendment application by a vote of 3-1; and,

WHEREAS, Plan Amendment Application No. P23-01117 proposes to amend the Fresno General Plan and Roosevelt Community Plan to change the planned land use designation for approximately 3.90 acres of the subject property from Low Density Residential to Medium Density Residential; and,

WHEREAS, on April 2, 2025, the Fresno City Planning Commission conducted a public hearing to review the proposed Plan Amendment, considered the associated Mitigated Negative Declaration prepared for Environmental Assessment No. T-6441/P23-01117/P23-03735 dated March 6, 2025, received public testimony and considered the Planning and Development Department's report recommending approval of the proposed Plan Amendment and Environmental Assessment; and,

WHEREAS, on April 2, 2025, the Fresno City Planning Commission has reviewed the environmental assessment prepared for this Plan Amendment, Environmental Assessment No. T-6441/P23-01117/P23-03735 dated March 6, 2025, and is satisfied that 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, and hereby concurs with the issuance of a Mitigated Negative Declaration; and,

WHEREAS, the Planning Commission reviewed the subject plan amendment application in accordance with the land use policies of the Fresno General Plan and the Roosevelt Community Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Fresno, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Commission find in accordance with its own independent judgement that Plan Amendment Application No. P23-01117 will not have a significant effect on the

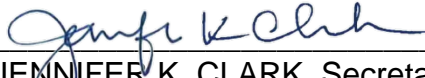
environment. It has been further determined that all applicable project specific mitigation measures have been incorporated to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts, and irreversible significant effects. Therefore, it has been determined based upon evidence in the record that the project will have a significant impact on the environment and that the filing of a mitigated negative declaration is appropriate in accordance with the provisions of CEQA Section 21157.5(a)(2) and CEQA Guidelines Section 15178(b)(1) and (2). Accordingly, the Commission recommends the Council adopt the Mitigated Negative Declaration for Environmental Assessment No. T-6441/P23-01117/P23-03735 dated March 6, 2025.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends approval to the City Council of Plan Amendment Application No. P23-01117 to amend the Fresno General Plan and Roosevelt Community Plan, 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 Vang (Chair), seconded by Commissioner Diaz.

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

DATED: April 2, 2025



JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13889
Plan Amendment Application No. P23-01117
Filed by Precision Civil Engineering, INC,
on behalf of Yanhua Wu
Action: Recommend Approval

Attachment: Exhibit A

Exhibit A

