

Exhibit R

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13919**

The Fresno City Planning Commission at its regular meeting on September 3, 2025, adopted the following resolution relating to Planned Development Permit Application No. P23-03234.

PLANNED DEVELOPMENT:	44-lot single-family residential development with modified property development standards, including private streets; a reduction in the minimum lot size, and depth; a reduction in the minimum garage, front yard, interior and street side yard, and rear yard setbacks; and, an increase in the maximum lot coverage requirement.
PROPERTY LOCATION:	Located on the west side of South Peach Avenue, between East Tulare Street and East Huntington Avenue.
PROPERTY DESCRIPTION:	Approximately 3.97 acres (APN: 463-140-01, 463-140-02, 463-140-03)
EXISTING ZONING:	RS-5 (<i>Single-Unit Residential, Medium Density</i>) zone district.

WHEREAS, Planned Development Permit Application No. P23-03234 has been filed with the City of Fresno by Bonique Emerson of Precision Civil Engineering, Inc., on behalf of Cameron Graham of Golden State Developers, LLC, for Vesting Tentative Tract Map No. 6432 dated June 10, 2024, located on the west side of South Peach Avenue, between East Tulare Street and East Huntington Avenue; and,

WHEREAS, Planned Development Permit Application No. P23-03234 seeks authorization to develop a 44-lot single-family residential development with modified property development standards, to allow for private streets; a reduction in the minimum lot size, and depth; a reduction in the minimum garage, front yard, interior and street side yard, and rear yard setbacks; and, an increase in the maximum lot coverage requirement; and,

WHEREAS, the Council District 7 Project Review Committee is not active at this time; and,

WHEREAS, on September 3, 2025, the Fresno City Planning Commission ("Commission") reviewed the subject planned development permit application in accordance with the policies of the Fresno General Plan and the Roosevelt Community Plan; and,

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

WHEREAS, the Commission considered the proposed planned development 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 planned development application; and,

WHEREAS, no neighbors spoke in opposition or support of the proposed project.

WHEREAS, the property owner abutting to the south asked questions about screening for the subject property; and,

WHEREAS, the project applicant volunteered to construct a 6-foot block wall along the northern, southern, and western property lines; and,

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 planned development permit application may have a significant effect on the environment as identified by Environmental Assessment No. T-6432/P23-02268/P23-02269/P23-03234 dated August 8, 2025.

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 planned development permit application for the proposed project.


BE IT FURTHER RESOLVED that the Commission hereby approves Planned Development Permit Application No. P23-03234 authorizing the development of a planned development for of Vesting Tentative Tract Map No. 6432 dated June 10, 2024, which includes for private streets; a reduction in the minimum lot size, and depth; a reduction in the minimum garage, front yard, interior and street side yard, and rear yard setbacks; and, an increase in the maximum lot coverage requirement, subject to the Planning and Development Department Conditions of Approval dated September 3, 2025.

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

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Planned Development Permit Application No. P23-03234
September 3, 2025
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VOTING: Ayes - Shergill, Lyday, Calandra, Criner, Lyday, Vang (Chair)
 Noes - None
 Not Voting - None
 Absent - Bray (Vice Chair), Diaz

DATED: September 3, 2025



JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13919
Planned Development Permit Application
No. P23-03234
Filed by Bonique Emerson of Precision
Civil Engineering, Inc., on behalf of
Cameron Graham of Golden State
Developers, LLC
Action: Recommend Approval to the City
Council