

## **Exhibit L**

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13789**

The Fresno City Planning Commission, at its regular meeting on March 1, 2023, adopted the following resolution relating to Plan Amendment Application No. P22-00507.

WHEREAS, Plan Amendment Application No. P22-00507 was filed with the City of Fresno by Roger Hurtado of Centerline Design, LLC, on behalf of Valley Health Team, Inc., for ±1.23 acres of property located west of North Sugar Pine Avenue between West Fir and West Beechwood Avenues; and,

WHEREAS, Plan Amendment Application No. P22-00507 proposes to amend the Fresno General Plan, Bullard Community Plan, and Pinedale Neighborhood Plan to change the planned land use designation for the subject property from Residential – Medium Density to Commercial – General; and,

WHEREAS, on March 1, 2023, the Fresno City Planning Commission (Commission) reviewed the subject plan amendment application in accordance with the policies of the Fresno General Plan, Bullard Community Plan, Pinedale Neighborhood Plan, and the Fresno County Airport Land Use Compatibility Plan; and,

WHEREAS, during the March 1, 2023 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested planned land use change; and,

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

WHEREAS, the Commission considered the proposed plan amendment relative to the staff report and environmental assessment prepared for the project; and,

WHEREAS, the Commission invited testimony with respect to the proposed plan amendment; and,

WHEREAS, two members of the public spoke in support and no members of the public spoke in opposition of the proposed plan amendment; and,

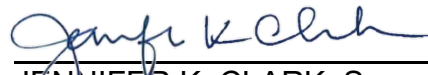
NOW, THEREFORE, BE IT RESOLVED that the Commission hereby finds and determines that, with mitigation imposed under the Program Environmental Impact Report SCH No. 2019050005 for the Fresno General Plan ("PEIR") and project specific mitigation, there is no substantial evidence in the record to indicate that Plan Amendment Application No. P22-00507 may have additional significant effects on the environment that were not identified in the PEIR; and hereby recommends to the City Council adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. P22-00507/P22-00505 dated December 9, 2022, for the proposed project; and,

BE IT FURTHER RESOLVED that the Commission hereby recommends approval to the City Council of Plan Amendment Application No. P22-00507 to amend the Fresno General Plan, Bullard Community Plan, and Pinedale Neighborhood Plan to change the planned land use designation for the subject property from Residential – Medium Density to Commercial – General 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 Wagner, seconded by Commissioner Diaz.

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

DATED: March 1, 2023



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JENNIFER K. CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13789  
Plan Amendment Application No. P22-00507  
Filed by Roger Hurtado of Centerline Design, LLC, on behalf of Valley Health Team, Inc.  
Action: Recommend Approval to the City Council

# EXHIBIT A - Plan Amendment



**P22-00507**

**APN:303-16-148, 49, 50, 51, 52, & 53**

**49 W Fir Ave. (Northeast corner of W. Fir Ave & N. Sugarpine Ave)**



Proposes to change Planned Land Use designation for the +/-1.23 acre property from Residential-Medium Density to Commercial General



Housing Element Site

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13790**

The Fresno City Planning Commission, at its regular meeting on March 1, 2023, adopted the following resolution relating to Rezone Application No. P22-00507.

WHEREAS, Rezone Application No. P22-00507 was filed with the City of Fresno by Roger Hurtado of Centerline Design, LLC, on behalf of Valley Health Team, Inc., for ±1.23 acres of property located west of North Sugar Pine Avenue between West Fir and West Beechwood Avenues; and,

WHEREAS, Rezone Application No. P22-00507 proposes to rezone the subject property from the RS-5 (*Residential Single Family, Medium Density*) zone district to the CG (*Commercial – General*) zone district; and,

WHEREAS, on March 1, 2023, the Fresno City Planning Commission (Commission) reviewed the subject rezone application in accordance with the policies of the Fresno General Plan, Bullard Community Plan, Pinedale Neighborhood Plan, and the Fresno County Airport Land Use Compatibility Plan; and,

WHEREAS, during the March 1, 2023 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested rezoning change; and,

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

WHEREAS, the Commission considered the proposed rezone relative to the staff report and environmental assessment prepared for the project; and,

WHEREAS, the Commission invited testimony with respect to the proposed rezone; and,

WHEREAS, two members of the public spoke in support and no members of the public spoke in opposition of the proposed rezone; and,

NOW, THEREFORE, BE IT RESOLVED that the Commission hereby finds and determines that, with mitigation imposed under the Program Environmental Impact Report SCH No. 2019050005 for the Fresno General Plan ("PEIR") and project specific mitigation, there is no substantial evidence in the record to indicate that Rezone Application No. P22-00507 may have additional significant effects on the environment that were not identified in the PEIR; and hereby recommends to the City Council adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. P22-00507/P22-00505 dated December 9, 2022, for the proposed project; and,

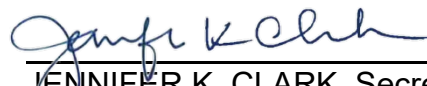
Planning Commission Resolution No. 13790  
Rezone Application No. P22-00507  
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BE IT FURTHER RESOLVED that the Commission hereby recommends approval to the City Council of Rezone Application No. P22-00507 to rezone the subject property from the RS-5 (*Residential Single Family, Medium Density*) zone district to the CG (*Commercial – General*) 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 Wagner, seconded by Commissioner Diaz.

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

DATED: March 1, 2023

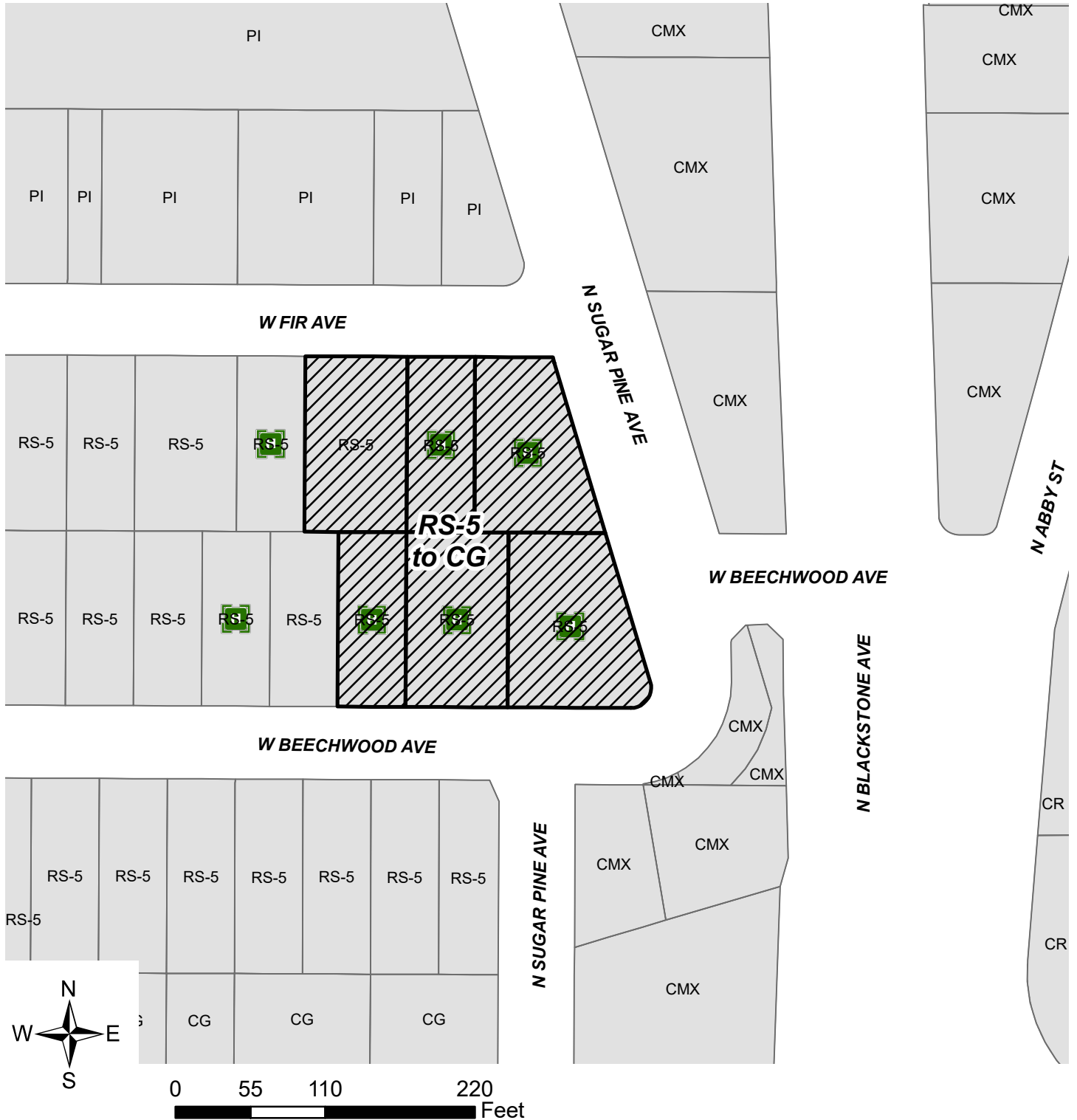


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JENNIFER K. CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13790  
Rezone Application No. P22-00507  
Filed by Roger Hurtado of Centerline  
Design, LLC, on behalf of Valley Health  
Team, Inc.  
Action: Recommend Approval to the  
City Council

# EXHIBIT A - Rezone



**P22-00507**

**APN:303-16-148, -49, -50, -51, -52, & -53**

**49 W Fir Ave. (Northeast corner of W. Fir Ave and N. Sugarpine Ave)**



Proposes to rezone +/- 1.23 acres of property currently zoned RS-5 (Residential Single Family, Medium Density) to CG (Commercial-General) zone district.



Housing Element Site

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13791**

The Fresno City Planning Commission, at its regular meeting on March 1, 2023, adopted the following resolution relating to Development Permit Application No. P22-00505.

WHEREAS, Development Permit Application No. P22-00505 was filed with the City of Fresno by Roger Hurtado of Centerline Design, LLC, on behalf of Valley Health Team, Inc., for ±1.23 acres of property located west of North Sugar Pine Avenue between West Fir and West Beechwood Avenues; and,

WHEREAS, Development Permit Application No. P22-00505 proposes to construct an 11,664-square-foot, single-story medical clinic on the ±1.23 acre property; and,

WHEREAS, on March 1, 2023, the Fresno City Planning Commission (Commission) reviewed the subject development permit application in accordance with the policies of the Fresno General Plan, Bullard Community Plan, Pinedale Neighborhood Plan, and the Fresno County Airport Land Use Compatibility Plan; and,

WHEREAS, during the March 1, 2023 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested planned land use change; and,

WHEREAS, the Planning and Development Department staff recommended approval of the proposed project, subject to the conditions of approval contained in the staff report dated March 1, 2023.

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

WHEREAS, the Commission considered the proposed Development Permit relative to the staff report and environmental assessment prepared for the project; and,

WHEREAS, the Commission invited testimony with respect to the proposed development permit; and,

WHEREAS, two members of the public spoke in support and no members of the public spoke in opposition of the proposed Development Permit; and,

NOW, THEREFORE, BE IT RESOLVED that the Commission hereby finds and determines that, with mitigation imposed under the Program Environmental Impact Report SCH No. 2019050005 for the Fresno General Plan ("PEIR") and project specific mitigation, there is no substantial evidence in the record to indicate that Development Permit Application No. P22-00505 may have additional significant effects on the environment that were not identified in the PEIR; and hereby



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Development Permit Application No. P22-00505  
March 1, 2023  
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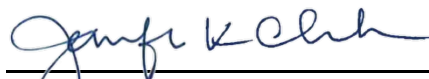
recommends to the City Council adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. P22-00507/P22-00505 dated December 9, 2022, for the proposed project; and,

BE IT FURTHER RESOLVED that the Commission hereby recommends approval to the City Council of Development Permit Application No. P22-00505, subject to the Planning and Development Department Conditions of Approval dated March 3, 2023.

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, Criner, Hardie (Vice Chair), Vang (Chair),  
                      Noes -     None  
                      Not Voting -   None  
                      Absent -   None

DATED: March 1, 2023



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JENNIFER K. CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13791  
Development Permit Application No.  
P22-00505  
Filed by Roger Hurtado of Centerline  
Design, LLC, on behalf of Valley Health  
Team, Inc.  
Action: Recommend Approval to the  
City Council