

## Exhibit Q

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13775**

The Fresno City Planning Commission at its regular meeting on October 19, 2022, adopted the following resolution relating to Planned Development No. P22-00795.

**PLANNED DEVELOPMENT:** 15-lot, 28-unit duplex residential planned development with private gates and streets, and modifications to the RM-1 zone district development standards that reduce front yard, rear yard, and landscaping setbacks.

**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 (*Single-Family Residential, Medium Density*) zone district.

WHEREAS, Planned Development Permit Application No. P22-00795 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, Planned Development Permit Application No. P22-00795 seeks authorization to develop a 15-lot, 28-unit duplex residential planned development with private gates and streets, and modifications to the RM-1 zone district development standards that reduce front yard, rear yard, and landscaping setbacks; and,

WHEREAS, on October 19, 2022, 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 Woodward Park 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, 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 planned development 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 planned development permit application for the proposed project.

BE IT FURTHER RESOLVED that the Commission hereby approves Planned Development Permit Application No. P22-00795 authorizing the development of a planned development, which includes private gates and streets, and modifications to the RM-1 zone district development standards that reduce front yard, rear yard, and landscaping setbacks, 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.

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. 13775  
Planned Development Permit  
Application No. P22-00795  
Filed by Sol Development Associates,  
LLC, on behalf of Stallion  
Development and Construction  
Action: Approve