

**Exhibit P-3  
Planning Commission  
Tentative Parcel Map Resolution**

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13816**

The Fresno City Planning Commission, at its regular meeting on October 4, 2023 adopted the following resolution pursuant to the Subdivision Map Act of the Government Code of the State of California and the Municipal Code of the City of Fresno:

WHEREAS, Vesting Tentative Parcel Map No. 2021-09 was filed with the City of Fresno and proposes to subdivide the subject ± 48.03 acres of property into four parcels; located at the northeast intersection of North Marks and West Nielsen Avenues; and,

WHEREAS, on October 4, 2023, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested subdivision; 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 October 4, 2023; and,

WHEREAS, on March 22, 2022, the Council District 3 Project Review Committee recommended approval of the vesting tentative parcel map; and,

WHEREAS, on October 4, 2023, the Fresno City Planning Commission, reviewed the subject application in accordance with the policies of the Fresno General Plan; and,

WHEREAS, five members of the public spoke in support of the proposed project; and,

WHEREAS, two members of the public spoke in opposition of the proposed project; and,

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines that there is no substantial evidence in the record to indicate that the vesting tentative parcel map may have a significant effect on the environment as identified by the prepared Environmental Assessment October 4, 2023.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission finds that approval of Vesting Tentative Parcel Map No. 2021-09 is consistent with the adopted Fresno General Plan and the findings required pursuant to Section 66410 et. seq. of the California Government Code.

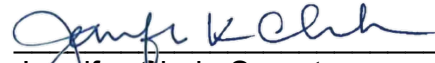
BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby approves Vesting Tentative Parcel Map No. 2021-09, subject to the Planning and Development Department Conditions of Approval dated October 4, 2023.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Wagner, seconded by Commissioner Vang (Chair).

Planning Commission Resolution No. 13816  
Vesting Tentative Parcel Map No. 2021-09  
October 4, 2023  
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VOTING:           Ayes - Wagner, Vang (Chair), Bray, Diaz, Lyday  
                      Noes - None  
                      Not Voting - Hardie (Vice Chair)  
                      Absent - Criner

DATED: October 4, 2023



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Jennifer Clark, Secretary  
Fresno City Planning Commission

Resolution No. 13816  
Development Permit Application No. P21-02699  
Filed by Paul Starn on behalf of Scannell  
Properties  
Action: Approve