

Exhibit R

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13908**

The Fresno City Planning Commission at its regular meeting on June 18, 2025, adopted the following resolution relating to Planned Development Permit Application No. P23-03173.

PLANNED DEVELOPMENT: 30-lot private multi-family residential development with modified property development standards, including a minimum parking setback reduction.

PROPERTY LOCATION: Located on the west side of North Chestnut Avenue, between East Behymer and East International Avenues.

PROPERTY DESCRIPTION: Approximately 3.78 acres
(APN: 578-020-13, 578-020-16, and 578-020-17)

PROPOSED ZONING: RM-1/UGM/cz (*Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning*) zone district.

WHEREAS, Planned Development Permit Application No. P23-03173 has been filed with the City of Fresno by Melanie Halajian of Dirk Poeschel Land Development Services, Inc., on behalf of B.J. Johal, for approximately 3.78 acres of property located on the west side of North Chestnut Avenue, between East Behymer and East International Avenues; and,

WHEREAS, Planned Development Permit Application No. P23-03173 seeks authorization to develop a 48-unit private multi-family residential development with modified property development standards to allow for a minimum parking setback reduction; and,

WHEREAS, the Council District 6 Project Review Committee on January 10, 2024, recommended approval of the proposed Planned Development Permit Application No. P23-03173 by a vote of 6-0 with the following recommendations: 1) The fencing along the west side of the property should be a six-foot-high (6') wall from finished grade; 2) The pool hours should be limited from 8:00 a.m. until 10:00 p.m. daily; 3) Street parking should be allowed along North Chestnut Avenue; and, 4) The west area of the property (FID easement) should be secured with a gate on the north and south ends of the property; and,

WHEREAS, on June 18, 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 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,

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. P20-00213/P22-03749/P23-03173 dated May 16, 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. P23-03173 authorizing the development of a planned development, which includes a minimum parking setback reductions, subject to the Planning and Development Department Conditions of Approval dated June 18, 2025 and the following modification:

1. Add a condition of approval within the Conditions of Approval dated June 18, 2025, for Development Permit Application No. P22-03749.

Add Condition No. 10 under PART A below:

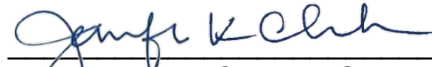
The area along the shared property line with the day care (southern property line) is densely screened. The landscape and irrigation plan shall reflect this requirement to be reviewed and approved by the Planning and Development Department prior to issuance of any building permit.

Planning Commission Resolution No. 13908
Planned Development Permit Application No. P23-03173
June 18, 2025
Page 2

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

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

DATED: June 18, 2025



JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13908
Planned Development Permit Application
No. P23-03173
Filed by Melanie Halajian of Dirk
Poeschel Land Development
Services, Inc., on behalf of B.J. Johal
Action: Recommend Approval to the City
Council