

Exhibit L

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13862**

The Fresno City Planning Commission, at its regular meeting on August 21, 2024, 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, Tentative Parcel Map No. 2023-13 was filed with the City of Fresno and proposes to subdivide the subject property into a two-lot commercial subdivision on approximately 2.76 acres of property located at the northeast corner of West Olive and North West Avenues; and,

WHEREAS, the Planning & Development Department Director approved Tentative Parcel Map No. 2023-13 on February 6, 2024; and,

WHEREAS, the Director's decision to approve the request to subdivide the subject property into a two-lot commercial subdivision was appealed by two different parties; the applicant submitted two appeal letters on February 14, 2024 and June 21, 2024; and, Councilmember Miguel Arias (Council District 3) submitted an appeal letter on February 16, 2024; and,

WHEREAS, on March 20, 2024, the Fresno City Planning Commission (Commission) referred the project back to staff to allow for the Planning and Development Department and Public Works Department to discuss any alternative solutions for the improvements required in association with parcel maps; and,

WHEREAS, on May 15, 2024, June 5, 2024, June 19, 2024, and July 3, 2024, the Commission voted to continue the item in order to allow staff to meet with the applicant to clarify and/or resolve the appealed conditions of approval; and,

WHEREAS, on July 17, 2024, 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 denial of the appeal and upholding of the Planning and Development Department Director's decision to approve the proposed project subject to the conditions of approval contained in the staff report dated August 21, 2024; and,

WHEREAS, the Commission, on August 21, 2024, reviewed the subject application in accordance with the policies of the Fresno General Plan and the Downtown Neighborhoods Community Plan; and,

WHEREAS, no individuals spoke in support or in opposition of the project; 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 tentative parcel map may have a significant effect on the environment as identified by the CEQA Guidelines Section 15315/Class 15 Categorical Exemption prepared for Environmental Assessment No. TPM 2023-13 dated

February 6, 2024.

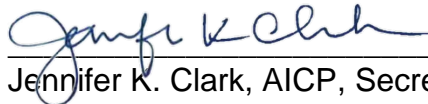
BE IT FURTHER RESOLVED that the Commission finds that approval of Tentative Parcel Map No. 2023-13 is consistent with the adopted Fresno General Plan and Downtown Neighborhoods Community Plan, and the findings required pursuant to Section 66410 et. seq. of the California Government Code.

BE IT FURTHER RESOLVED that the Commission hereby denies the appeal and approves Tentative Parcel Map No. 2023-13, subject to the Conditions of Approval dated July 3, 2024.

The foregoing Resolution was adopted by the Commission upon a motion by Commissioner Vang (chair), seconded by Commissioner Diaz.

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

DATED: August 21, 2024



Jennifer K. Clark, AICP, Secretary
Fresno City Planning Commission

Resolution No. 13862
Tentative Parcel Map No. 2023-13
Filed by Keith Jolly of Morton & Pitalo, on behalf of
Todd Sheller of Lyles Diversified, Inc.
Action: deny the appeal (approval of project)