

Exhibit L

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13807**

The Fresno City Planning Commission at its regular meeting on August 2, 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 Tract Map No. 6366 was filed with the City of Fresno and proposes to subdivide the subject property into a 71-lot residential subdivision on approximately 7.94 acres of property located on the west side of North Bliss Avenue between East Shields and East Princeton Avenues; and,

WHEREAS, on August 2, 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 August 2, 2023; and,

WHEREAS, the Fresno City Planning Commission on August 2, 2023, reviewed the subject application in accordance with the policies of the Fresno General Plan and the McLane Community Plan; and,

WHEREAS, the applicant spoke in opposition to the project specific to the condition of approval in the Public Works Department memorandum dated June 19, 2023 (Community Facilities District (CFD)) for requirement of annexation into CFD No. 18. No neighbors spoke in support of the proposed project.

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 tract map may have additional significant effects on the environment as identified by Environmental Assessment No. T-6366/P22-04877 dated July 12, 2023.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission finds that approval of Vesting Tentative Tract Map No. 6366 is consistent with the adopted Fresno General Plan and McLane Community 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 recommends approval of Vesting Tentative Tract Map No. 6366, subject to the Planning and Development Department Conditions of Approval dated August 2, 2023, and the following modification:

1. Item No. 20 within the Conditions of Approval dated August 2, 2023, for Vesting Tentative Tract Map No. 6366.

Revise the condition below to strike out the word “public” below and replace with “private”.

Provide and dedicate minimum 10-foot outlots for ~~public~~ private landscape purposes (and irrigation system) along the rear (eastern) property lines of all lots with frontage along North Bliss Avenue (lots 1 through 13). The 10-foot wide outlots shall be located adjacent to the “sidewalk pattern” within the adjacent public street rights-of-way and shall incorporate street trees to shade the adjacent sidewalks in accordance with Public Works standards, specifications, and policies.

2. Item No. 21 within the Conditions of Approval dated August 2, 2023, for Vesting Tentative Tract Map No. 6366.

Revise the condition below to strike out the word “public” below and replace with “private”, and strike out the last sentence.

The proposed 10-foot wide landscape easements along North Bliss Avenue shall be identified as Outlots to be dedicated to the City of Fresno, in fee, for ~~public~~ private landscape (and irrigation system) and utility purposes on the Final Map. ~~The City Engineer may discretionarily require modification to other public easements proposed when/where such easements are preferred to be identified as Outlots to be dedicated to the City, in fee.~~

3. Item No. 51 within the Conditions of Approval dated August 2, 2023, for Vesting Tentative Tract Map No. 6366.

Remove and replace the Public Works Department memorandum dated June 19, 2023 with the updated Public Works Department memorandum dated June 19, 2023 updating the original language relative to the bridge construction requirement below from:

“Construct major street bridge on Fowler Avenue at Mill Ditch prior to issuance of first building permit. Submit detailed construction cost estimates prior to start of work to qualify for reimbursement.”

To be replaced with the following:

“Construct major street bridge on Fowler Avenue at Mill Ditch. Issuance of building permits will be contingent on progress of bridge construction. Submit detailed construction cost estimates prior to start of work to qualify for reimbursement.”

4. Item No. 51 within the Conditions of Approval dated August 2, 2023, for Vesting

Tentative Tract Map No. 6366.

Remove and replace the Public Works Department memorandum dated June 30, 2023 with the updated Public Works Department memorandum dated June 30, 2023 updating the original language relative to the bridge construction requirement below from:

“Design and construct a Major Street Bridge at the intersection of Fowler Avenue and Mill Ditch. The timing of the bridge construction shall occur prior to permits.”

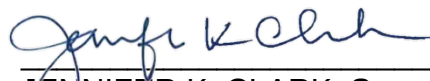
To be replaced with the following:

“Design and construct a Major Street Bridge at the intersection of Fowler Avenue at Mill Ditch. Issuance of building permits will be contingent on progress of bridge construction. Detailed construction cost estimates prior to start of work to qualify for reimbursement.”

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), Lyday
 Noes - None
 Not Voting - None
 Absent - Vang (chair)

DATED: August 2, 2023



JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13807
Vesting Tentative Tract Map No. 6366
Filed by Giannetta Engineering, on
behalf of Granville Homes
Action: Approve