

Exhibit P-2
Planning Commission
Development Permit Resolution

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13815**

The Fresno City Planning Commission, at its regular meeting on October 4, 2023 adopted the following resolution relating to Development Permit Application No. P21-02699:

WHEREAS, Development Permit Application No. P21-02699 was filed by Paul Starn on behalf of Scannell Properties and pertains to ± 48.03 acres of property located at the northeast intersection of North Marks and West Nielsen Avenues; and,

WHEREAS, Development Permit Application No. P21-02699 requests authorization to construct four office/warehouse buildings that would be configured for heavy industrial uses by tenants that have not been identified. The proposed buildings would result in a total gross floor area of approximately 901,438 square feet. The buildings' exterior would be up to 44 feet high with an interior height of up to 36 feet and designed with a total of 201 loading dock doors on the north and south sides of the buildings. The four buildings would be comprised of the following: Building 1 would be ± 468,812 square feet and would provide 122 loading dock doors; Building 2 would be ± 248,786 square feet and would provide 46 loading dock doors; Building 3 would be ± 93,074 square feet and would provide 18 loading dock doors; and Building 4 would be ± 90,766 square feet and would provide 15 loading dock doors; and,

WHEREAS, a total of 594 on-site parking spaces would be provided for vehicles and trucks. Of the 594 parking spaces, 385 spaces would be dedicated for standard vehicles, 11 spaces would be dedicated for accessible standard vehicles, and 10 spaces would be dedicated for accessible vans. The remaining 188 spaces would be dedicated for trailers and would be located along the eastern and western edges of the project site and would be located behind two 8-foot-tall gates, which would be installed to separate the general parking area from the truck storage and dock loading area; and,

WHEREAS, on March 22, 2022, the Council District 3 Project Review Committee recommended approval of Development Permit Application No. P21-02699; and,

WHEREAS, on October 4, 2023, the Planning Commission conducted a public hearing to review the proposed development permit and considered the Planning and Development Department's report recommending approval of the proposed development permit subject to conditions of approval; and,

WHEREAS, during the October 4, 2023 hearing, the Fresno City Planning Commission, reviewed the subject development permit in accordance with the policies of the Fresno General Plan; and,

WHEREAS, during the October 4, 2023 hearing, the Planning Commission received and considered the Planning and Development Department's report recommending approval of the Development Permit Application No. P21-02699 and the related environmental finding and provided the opportunity for consideration of testimony from the applicant and the public; and,

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

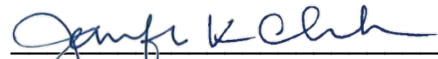
WHEREAS, two members of the public spoke in opposition of the proposed Development Permit; and,

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon information presented at the October 4, 2023 hearing, made a motion to uphold staff's recommendation to approve Development Permit Application No. P21-02699.

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

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

DATED: October 4, 2023



Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 13815
Development Permit Application No. P21-02699
Filed by Paul Starn on behalf of Scannell
Properties
Action: Approve