

## Exhibit L

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13895**

The Fresno City Planning Commission, at its regular meeting on April 16, 2025 adopted the following resolution relating to Rezone Application No. P23-03006:

WHEREAS, Rezone Application No. P23-03006 was filed by Bonique Emerson of Precision Civil Engineering, Inc., on behalf of Ryan Lancer of Buzz Oates Management Services, and pertains to approximately 55.31 acres of property bounded by East Annadale Avenue to the north, State Route 41 to the east, South Elm Avenue to the west, and East Chester/East Samson Avenue (alignment) to the south; and,

WHEREAS, Rezone Application No. P23-03006 requests authorization to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the NMX (Neighborhood Mixed Use) zone district to the IL/cz (Light Industrial/conditions of zoning) zone district in accordance with the Plan Amendment Application; and,

WHEREAS, on October 22, 2024, the Council District 3 Project Review Committee recommended denial of Rezone Application No. P23-03006; and,

WHEREAS, on April 16, 2025, the Planning Commission conducted a public hearing to review the proposed rezone and considered the Planning and Development Department's report recommending consideration of the proposed rezone; and,

WHEREAS, during the April 16, 2025 hearing, the Fresno City Planning Commission, reviewed the rezone in accordance with the policies of the Fresno General Plan and Southwest Fresno Specific Plan; and,

WHEREAS, during the April 16, 2025 hearing, the Planning Commission received and considered the Planning and Development Department's report recommending the Planning Commission to recommend (to the City Council) consideration of the Rezone Application No. P23-03006 and provided the opportunity for consideration of testimony from the applicant and the public; and,

WHEREAS, four (4) members of the public spoke in support of the proposed rezone; and,

WHEREAS, 17 members of the public spoke in opposition of the proposed rezone, citing concerns of the project including previous redlining of the community, 20 year reduction of life expectancy, pollution, quality of life, the CEQA documentation not being routed, increase of health risk, such as asthma, and lack of noticing transparency; and,

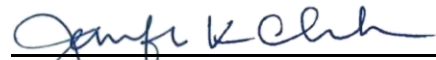
NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines that there is no substantial evidence in the record to indicate that the rezone may have additional significant effects on the environment as identified by Environmental Assessment No. P23-03006 dated February 10, 2025, an Addendum to the Final Program Environmental Impact Report State Clearinghouse No. 2017031012 ("EIR") for the proposed project pursuant to the California Environmental Quality Act ("CEQA").

BE IT FURTHER RESOLVED that the Fresno City Planning Commission, based upon information presented at the April 16, 2025 hearing, made a motion to recommend denial of Rezone Application No. P23-03006.

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

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

DATED: April 16, 2025



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JENNIFER K. CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13895  
Rezone Application No. P23-03006  
Filed by Bonique Emerson of Precision Civil  
Engineering, Inc., on behalf of Ryan  
Lancer of Buzz Oates Management  
Services  
Action: Recommend Denial to the City  
Council