

Exhibit N

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13787**

The Fresno City Planning Commission, at its meeting on February 15, 2023, adopted the following resolution relating to Pre-zone Application No. P21-03756.

WHEREAS, Pre-zone Application No. P21-03756 has been filed with the City of Fresno by Provost & Pritchard, on behalf of Adriatic LLC, for approximately 0.68 acres of property located on the south side of West Bullard Avenue, between North Maroa and North Winchester Avenue; and,

WHEREAS, Pre-zone Application No. P21-03756 proposes to pre-zone approximately 0.68 acres from the Fresno County R-1-C/NB (*Single Family Residential/Neighborhood Beautification*) zone district to the City of Fresno RS-4 (*Single-Family Residential, Medium Low Density*) zone district; and,

WHEREAS, on February 15, 2023, the Fresno City Planning Commission reviewed the subject pre-zone application in accordance with the policies of the Fresno General Plan and Bullard Community Plan; and,

WHEREAS, during the February 15, 2023, hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested pre-zoning change; and,

WHEREAS, the Commission conducted a public hearing to review the proposed pre-zone and considered the Planning and Development Department's report recommending approval of the proposed pre-zone application; and,

WHEREAS, the Fresno City Planning Commission considered the proposed pre-zone relative to the staff report and environmental assessment issued for the project; and,

WHEREAS, the Fresno City Planning Commission invited testimony with respect to the proposed pre-zone; and,

WHEREAS, no persons of the public spoke in opposition or in support of the 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 Pre-zone Application No. P21-03756 may have additional significant effects on the environment that were not identified; and hereby recommends approval to the City Council the Categorical Exemption prepared for Environmental Assessment No. TPM 2022-03/P21-03755/P21-03756 dated January 25, 2023, for the proposed project.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends approval to the City Council of Pre-zone Application No. P21-03756 to pre-

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Pre-zone Application No. P21-03756
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zone approximately 0.68 acres of the subject property from the Fresno County R-1-C/NB (*Single Family Residential/Neighborhood Beautification*) zone district to the City of Fresno RS-4 (*Single-Family Residential, Medium Low Density*) zone district, as described and depicted on the attached Exhibit "A".

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Diaz, seconded by Hardie (vice chair).

VOTING: Ayes - Diaz, Hardie (vice chair), Bray, Criner, Wagner, Vang (chair)
 Noes - None
 Not Voting - None
 Absent - None

DATED: February 15, 2023

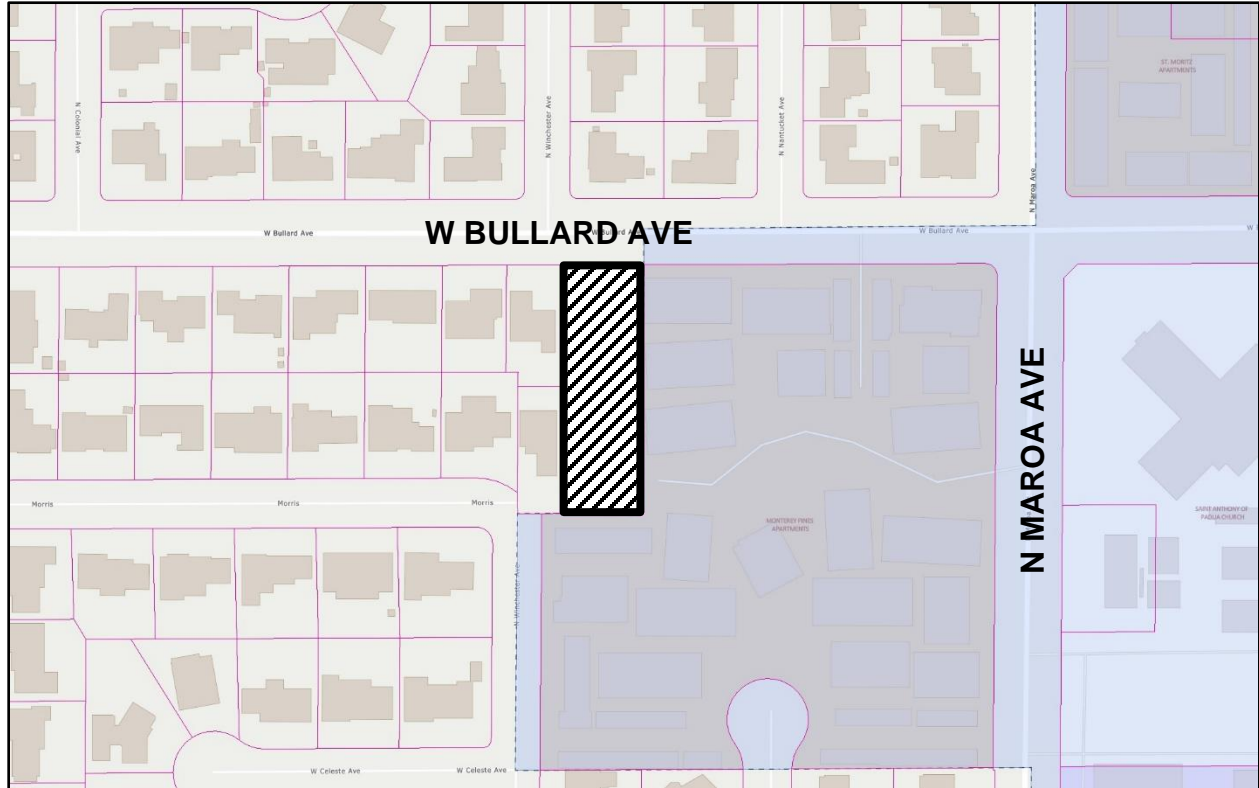


JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13787
Pre-zone Application No. P21-03756
Filed by Provost & Pritchard, on behalf of
Adriatic LLC
Action: Recommend Approval to the City
Council

Attachment: Exhibit A


Exhibit A



Pre-zone Application No. P21-03756
APN:



 City Limits

 Proposes to pre-zone approx. 0.68 acres of property from the Fresno County R-1-C/NB (*Single Family Residential/Neighborhood Beautification*) zone district to the City of Fresno RS-4 (*Single-Family Residential, Medium Low Density*) zone district.