

Exhibit P

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13917**

The Fresno City Planning Commission, at its meeting on September 3, 2025, adopted the following resolution relating to Pre-zone Application No. P23-02269.

WHEREAS, Pre-zone Application No. P23-02269 has been filed with the City of Fresno by Bonique Emerson of Precision Civil Engineering, Inc., on behalf of Cameron Graham of Golden State Developers, LLC, for approximately 8.98 acres of property located on the west side of South Peach Avenue, between East Tulare Street and East Huntington Avenue; and,

WHEREAS, Pre-zone Application No. P24-04527 proposes to pre-zone: approximately 4.18 acres of property from the Fresno County RA-NB (*Single Family Residential Agricultural/Neighborhood Beautification*) zone district to the City of Fresno RS-5 (*Single-Unit Residential, Medium Density*) zone district and approximately 4.80 acres of the property from the Fresno County AL20 (*Limited Agricultural*) zone district to the City of Fresno RS-5/ANX (*Single-Unit Residential, Medium Density/Annexed Rural Residential Transitional Overlay*) zone district; and,

WHEREAS, on September 3, 2025, the Fresno City Planning Commission reviewed the subject pre-zone application in accordance with the policies of the Fresno General Plan and Roosevelt Community Plan; and,

WHEREAS, during the September 3, 2025, 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 Council District 7 Project Review Committee is not active at this time; and,

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

WHEREAS, no members of the public spoke in opposition or in support of the project.

WHEREAS, the property owner abutting to the south asked questions about screening for the subject property; and,

WHEREAS, the project applicant volunteered to construct a 6-foot block wall along the northern, southern, and western property lines; 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 Pre-zone Application No. P23-02269 may have additional significant effects on the environment; and hereby recommends approval to the City Council of the Mitigated Negative Declaration prepared for Environmental Assessment No. T-6432/P23-02268/P23-02269/P23-03234 dated August 8, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends approval to the City Council of Pre-zone Application No. P23-02269 to pre-zone: approximately 4.18 acres of property from the Fresno County RA-NB (*Single Family Residential Agricultural/Neighborhood Beautification*) zone district to the City of Fresno RS-5 (*Single-Unit Residential, Medium Density*) zone district and approximately 4.80 acres of the property from the Fresno County AL20 (*Limited Agricultural*) zone district to the City of Fresno RS-5/ANX (*Single-Unit Residential, Medium Density/Annexed Rural Residential Transitional Overlay*) 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 Shergill, seconded by Commissioner Lyday.

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

DATED: September 3, 2025



JENNIFER K. CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13917  
Pre-zone Application No. P23-02269  
Filed by Bonique Emerson of Precision  
Civil Engineering, Inc., on behalf of  
Cameron Graham of Golden State  
Developers, LLC  
Action: Recommend Approval to the City

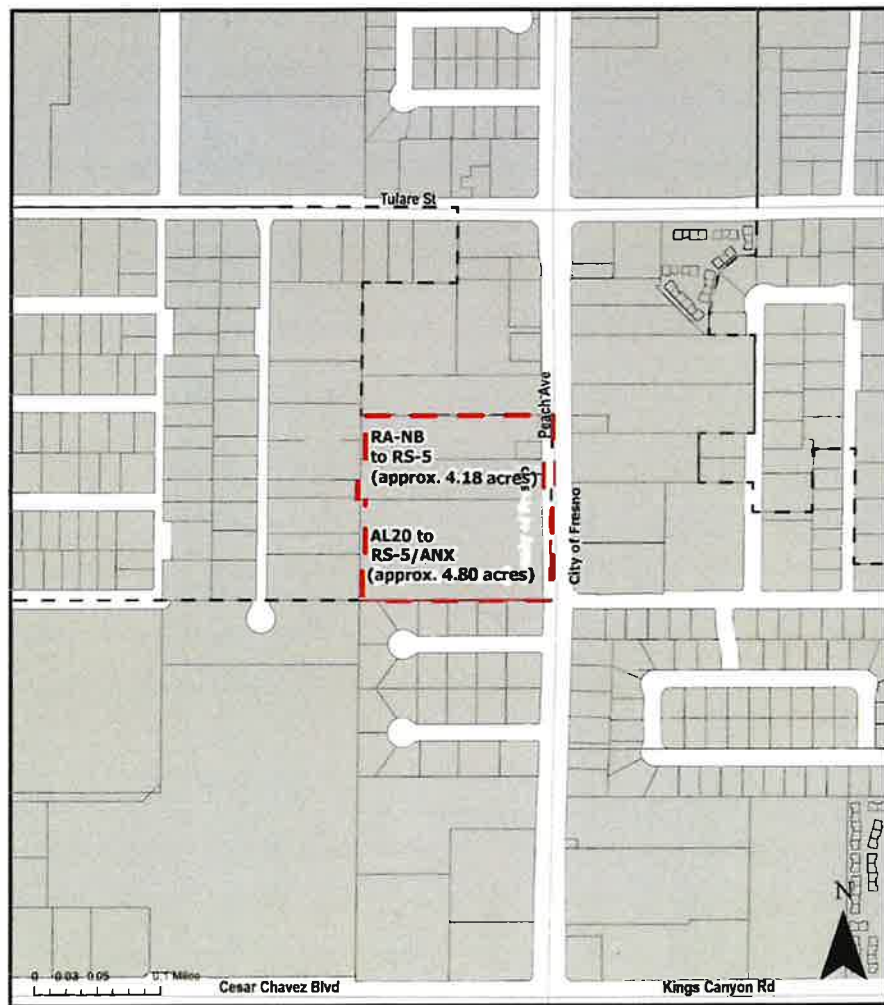
PLANNING COMMISSION RESOLUTION No. 13917  
Pre-zone Application No. P23-02269  
September 3, 2025  
Page 3

Council

Attachment: Exhibit A


## Exhibit A

### Pre-zone Exhibit



**P23-02268**  
**APN(s): 463-140-01, 463-140-02, 463-140-03, 463-140-04**  
**West of the intersection of Peach Ave. and Tulare St.**

 Fresno City Limits

 Proposes to pre-zone approximately 4.18 acres from RA-NB (Single Family Residential Agricultural) to the City of Fresno RS-5 (Single-Family Residential, Medium Density) and approximately 4.80 acres from AL20 (Limited Agricultural) zone district to the City of Fresno RS-5/ANX (Single-Family Residential, Medium Density/Annexed Rural Residential Transitional Overlay)