

Exhibit Q

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13907**

The Fresno City Planning Commission, at its regular meeting on June 18, 2025, adopted the following resolution relating to Development Permit Application No. P22-03749.

USE:	48-unit private multi-family residential development in the RM-1/UGM/cz (<i>Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning</i>) zone district
PROPERTY LOCATION:	Located on the west side of North Chestnut Avenue, between East Behymer and East International Avenues.
PROPERTY DESCRIPTION:	Approximately 3.78 acres
PROPOSED ZONING:	RM-1/UGM/cz (<i>Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning</i>).

WHEREAS, Development Permit Application No. P22-03749 has been filed with the City of Fresno by Melanie Halajian of Dirk Poeschel Land Development Services, Inc., on behalf of B.J. Johal, for approximately 3.78 acres of property located on the west side of North Chestnut Avenue, between East Behymer and East International Avenues; and,

WHEREAS, Development Permit Application No. P22-03749 requests authorization to construct a new 48-unit private multi-family residential development; and,

WHEREAS, the Council District 6 Project Review Committee on January 10, 2024, recommended approval of the proposed Development Permit Application No. P22-03749 by a vote of 6-0 with the following recommendations: 1) The fencing along the west side of the property should be a six-foot-high (6') wall from finished grade; 2) The pool hours should be limited from 8:00 a.m. until 10:00 p.m. daily; 3) Street parking should be allowed along North Chestnut Avenue; and, 4) The west area of the property (FID easement) should be secured with a gate on the north and south ends of the property; and,

WHEREAS, on June 18, 2025, the Fresno City Planning Commission ("Commission") reviewed the subject development permit application in accordance with the policies of the Fresno General Plan and Woodward Park Community Plan; and,

WHEREAS, the 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 application subject to special permit conditions; and,

WHEREAS, the Commission considered the proposed development permit relative to the staff report and environmental assessment issued for the project; and,

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

NOW, THEREFORE, BE IT RESOLVED that the Commission finds and determines that there is no substantial evidence in the record to indicate that the development permit may have a significant effect on the environment as identified by Environmental Assessment No. P20-00213/P22-03749/P23-03173 dated May 16, 2025.

BE IT FURTHER RESOLVED that the Commission, as a result of its inspections, investigations and studies made by itself and in its behalf, and of testimonies offered at said hearing, has established that approval of the special permit would be in accordance with applicable provisions of the Fresno Municipal Code, including the determination that all findings have been made relative to the issuance of a development permit application for the proposed project.

BE IT FURTHER RESOLVED that the Commission hereby approves Development Permit Application No. P22-03749 authorizing the construction of a new 48-unit private multi-family residential development, subject to the Conditions of Approval dated May 16, 2025, and the following modification:

1. Add a condition of approval within the Conditions of Approval dated June 18, 2025, for Development Permit Application No. P22-03749.

Add Condition No. 10 under PART A below:

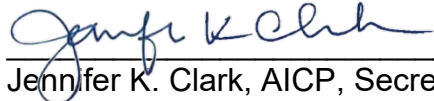
The area along the shared property line with the day care (southern property line) is densely screened. The landscape and irrigation plan shall reflect this requirement to be reviewed and approved by the Planning and Development Department prior to issuance of any building permit.

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

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

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DATED: June 18, 2025

A handwritten signature in blue ink, reading "Jennifer K. Clark", is positioned above a horizontal line.

Jennifer K. Clark, AICP, Secretary
Fresno City Planning Commission

Resolution No. 13907
Development Permit Application No. P22-03749
Filed by Melanie Halajian of Dirk Poeschel Land
Development Services, Inc., on behalf of B.J.
Johal
Action: Approve