

**Exhibit N - Planning Commission Resolution No.19940 (Pre-zone
Application No. P23-00449)**

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 19940**

The Fresno City Planning Commission, at its meeting on December 3, 2025, adopted the following resolution relating to Pre-zone Application No. P23-00449

WHEREAS, Pre-zone Application No. P23-00449 has been filed with the City of Fresno by Rosemary Lozano of Legacy Construction, on behalf of Children's Dentistry and Orthodontics, for approximately 10.55 acres of properties located on the southwest corner of East Nees and North Willow Avenues; and,

WHEREAS, Pre-zone Application No. P21-05870 proposes to amend the Official Zoning Map of the City of Fresno to pre-zone the subject 9.18 acres of properties from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno CC (*Community Commercial*) zone district (\pm 5.88 acres) and CC/ANX (*Community Commercial/Annexed Rural Residential Transitional Overlay*) zone district (\pm 3.30 acres); and,

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

WHEREAS, during the December 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 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.

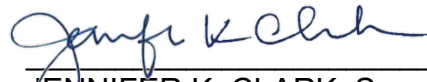
NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines that there is no substantial evidence in the record to indicate that Pre-zone Application No. P23-00449 may have additional significant effects on the environment; and hereby recommends approval to the City Council of the Mitigated Negative Declaration prepared for Environmental Assessment No. P23-00446/P23-00449/P23-00702 dated October 31, 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. P21-00449 to amend the Official Zoning Map of the City of Fresno to pre-zone approximately 9.18 acres of the subject property from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno CC *Community Commercial*) zone district (\pm 3.30 acres) and CC/ANX (*Community Commercial/Annexed Rural Residential Transitional Overlay*) zone district (\pm 5.88 acres), 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 Diaz.

VOTING: Ayes - Calandra, Criner, Diaz, Lyday, Shergill, Bray (Vice Chair), and Vang (Chair)
 Noes - None
 Recused - None
 Absent - None

DATED: December 3, 2025



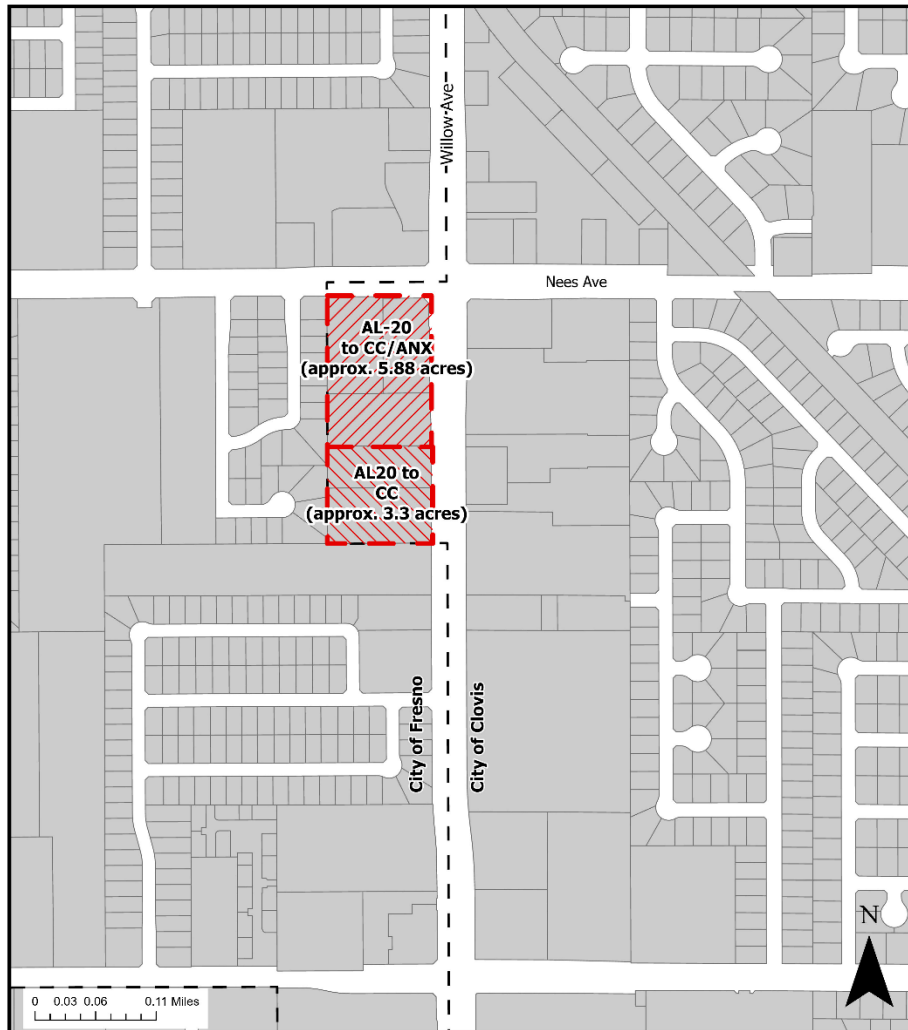
JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 19940
Pre-zone Application No. P23-00449
Filed by Rosemary Lozano of Legacy
Construction, on behalf of Children's
Dentistry and Orthodontics
Action: Recommend Approval to the City
Council


Attachment: Exhibit A


Exhibit A


Prezone Exhibit A



P23-0449
APN(s): 404-550-27S, 28S, 29S, 404-481-19S, 20S
Southwest of the intersection of Nees Ave. and Willow Ave.

 Fresno City Limits

 Proposes to pre-zone approximately 5.88 acres from AL20 (Limited Agricultural) to the City of Fresno CC (Community Commercial)/ ANX (Annexed Rural Residential Overlay).

 Proposes to pre-zone approximately 3.3 acres from AL20 (Limited Agricultural) zone district to the City of Fresno CC/(Annexed Rural Residential Overlay).