

Exhibit R - City Council Hearing PowerPoint Presentation

CONSIDERATION OF:
ANNEXATION APPLICATION NO. P23-0446,
PRE-ZONE APPLICATION NO. P23-00449,
DEVELOPMENT PERMIT APPLICATION NO. P23-00702;
AND
THE RELATED ENVIRONMENTAL FINDING FOR
ENVIRONMENTAL ASSESSMENT NO. P23-00446/P23-
00449/P23-00702

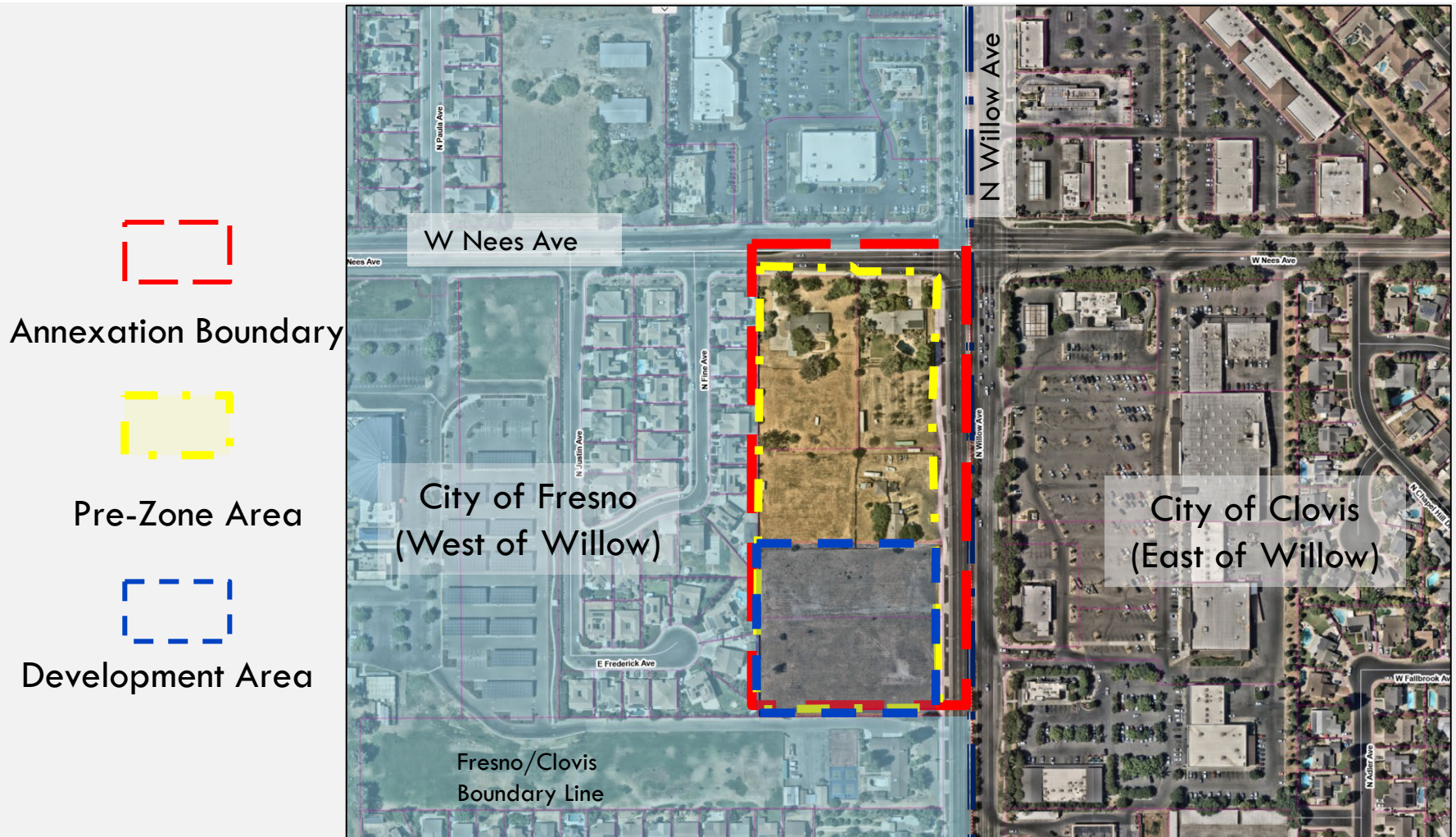


PRESENTATION BY: THOMAS VEATCH, PLANNER III

ID 25-1577

CITY COUNCIL HEARING | DECEMBER 18, 2025

VICININTY/AERIAL MAP



PROJECT SUMMARY & BACKGROUND

- ANNEXATION

- Detachment from the Kings River Conservation District and Fresno County Fire Protection District; and
- Annexation to the City of Fresno of approximately 10.55 acres.

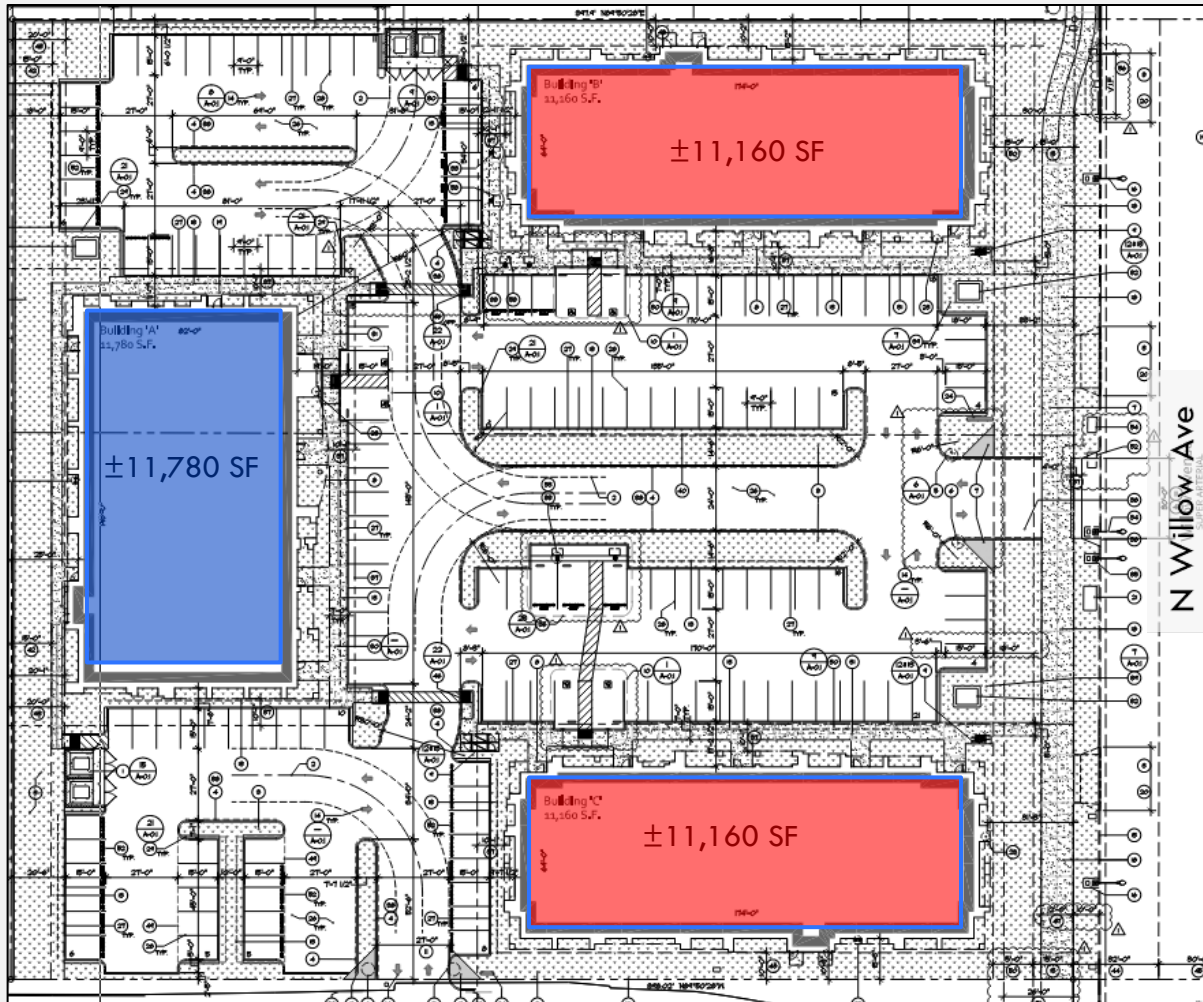
- PRE-ZONE

- Amend the Official Zoning Map of the City of Fresno to pre-zone approximately 5.88 acres of the subject properties from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno CC/ANX (*Community Commercial/Annexed Rural Residential Transitional Overlay*) zone district;
- 3.30 acres of the subject properties from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno CC (*Community Commercial*) zone district.

- DEVELOPMENT PERMIT

- Develop two (2) $\pm 11,160$ square-foot buildings and one (1) $\pm 11,780$ square-foot building to be utilized for medical, dental, and/or professional offices.

PROJECT SUMMARY & BACKGROUND



3 Medical/Professional Office Buildings

On and off-site features include:

- Class 1 Trail
- Landscaping
- 161 parking stalls
- 6-foot concrete masonry wall
- One drive approach for vehicular ingress and egress along Willow
- Secondary drive approach through the adjacent private drive
- Medical and Dental Offices and Business and Professional Offices are permitted in the CC zone district.

PUBLIC NOTICE & INPUT

Neighborhood Meeting

On July 22, 2021, a neighborhood meeting was conducted prior to submittal of the application. No members of the public attended.

Council District 6 Project Review Committee

On May 8, 2024, the Council District 6 Project Review Committee was provided opportunity to review the project. No meeting due to lack of quorum.

Notice of Public Hearings

On November 13, 2025, a hearing notice was mailed to neighboring properties.

- Opposition letter received from the property owner of two parcels within the Annexation boundary (APNs: 404-550-27S, 29S).
 - Opposed due to concerns with potential financial implications of future connection to city utility services, insurance, and property taxes.
 - Concerned with how the Annexation will affect the existing use of the properties as rural residential homes.

STAFF RECOMMENDATION (TO CITY COUNCIL)

- ❑ **RECOMMEND ADOPTION** (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 Section 15074 of the California Environmental Quality Act (CEQA) Guidelines.
- ❑ **RECOMMEND APPROVAL** (to the City Council) of Annexation Application No. P23-00446 (for the Nees-Willow No. 3B Reorganization) proposing detachment from the Kings River Conservation District and Fresno County Fire Protection District and annexation to the City of Fresno.
- ❑ **RECOMMEND APPROVAL** (to the City Council) of Pre-zone Application No. P23-00449 proposing to pre-zone approximately 5.88 acres of the subject properties from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno CC/ANX (*Community Commercial/Annexed Rural Residential Transitional Overlay*) zone district; and, ± 3.30 acres of the subject properties from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno CC (*Community Commercial*) zone district.
- ❑ **RECOMMEND APPROVAL** (to the City Council) of Development Permit No. P23-00702 which proposes development of two (2) $\pm 11,160$ square-foot buildings and one (1) $\pm 11,780$ square-foot building to be utilized for medical, dental, and/or professional offices.