

Planning Commission

June 20, 2025



Information Packet

ITEMS

File ID 25-863

Consideration of Annexation Application No. P21-05778; Pre-zone Application No. P21-05870; Development Permit Application No. P23-00149; and related Environmental Assessment No. P21-05778/P21-05870/P23-00149 for ±80.91 acres of property located on the west side of South Cherry Avenue between East North and East Central Avenues (Council District 3) - Planning and Development Department.

Contents of Supplement:

Supplemental Exhibit Q – Staff Presentation

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the Commission after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the Planning Commission meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available online on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

Supplemental Exhibit Q

**CONSIDERATION OF:
ANNEXATION APPLICATION NO. P21-05778,
PRE-ZONE APPLICATION NO. P21-05870,
DEVELOPMENT PERMIT APPLICATION NO. P23-00149;
AND
THE RELATED ENVIRONMENTAL FINDING FOR
ENVIRONMENTAL ASSESSMENT NO. P21-05778/P1-
05870/P23-00149**

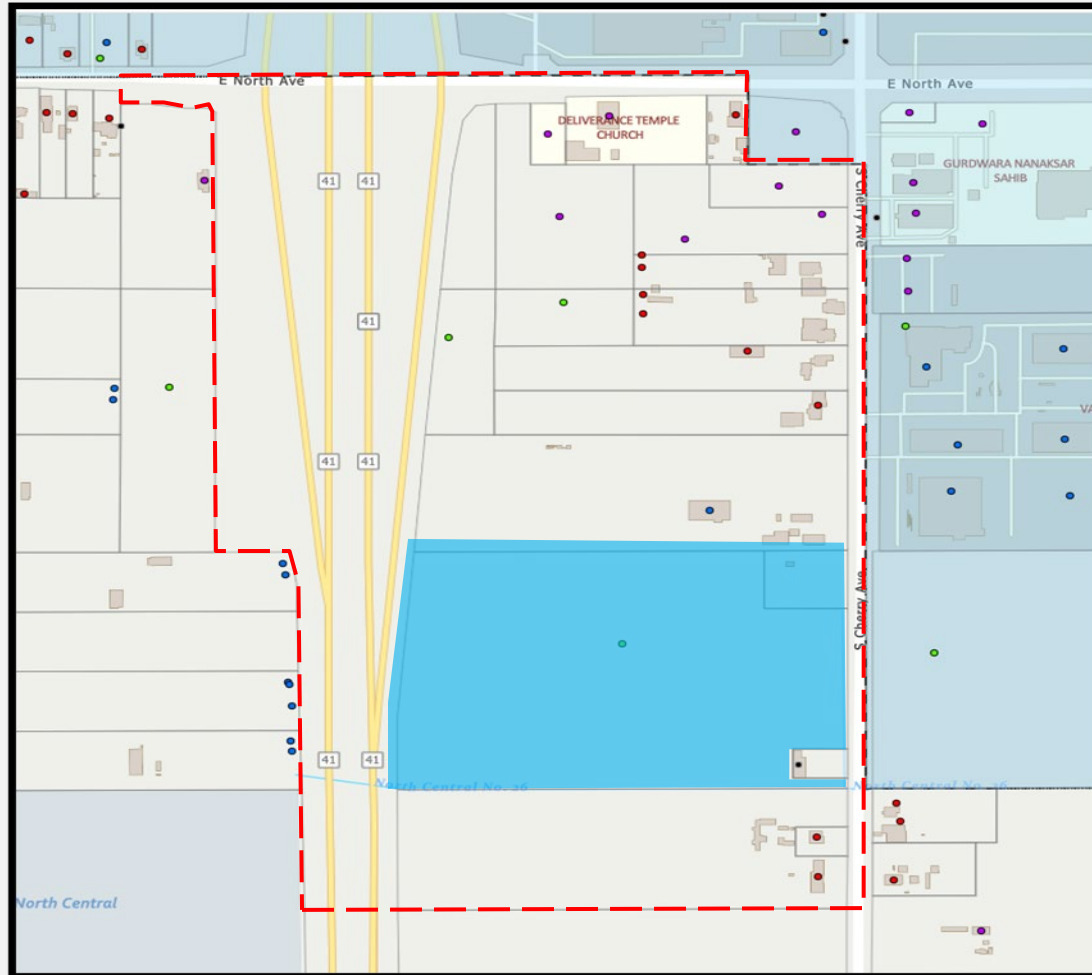


PRESENTATION BY: JUAN LARA, PLANNER III

ID 25-863

PLANNING COMMISSION HEARING | JUNE 18, 2025

VICINITY PLAN MAP

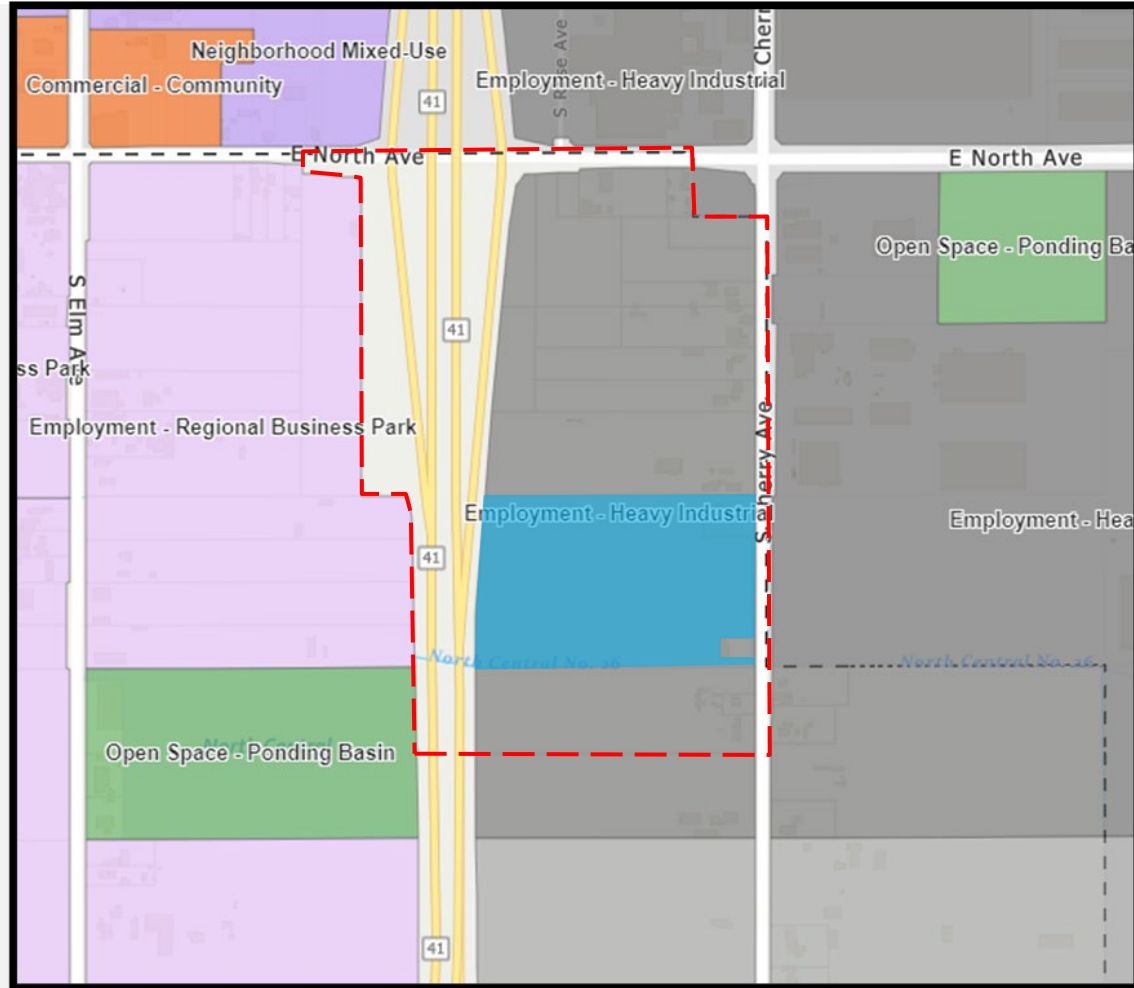


Annexation Boundary



Development Area

EXISTING GENERAL PLAN MAP



Annexation Boundary



Development Area

AERIAL MAP



 Annexation Boundary  Development Area

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 80.91 acres.

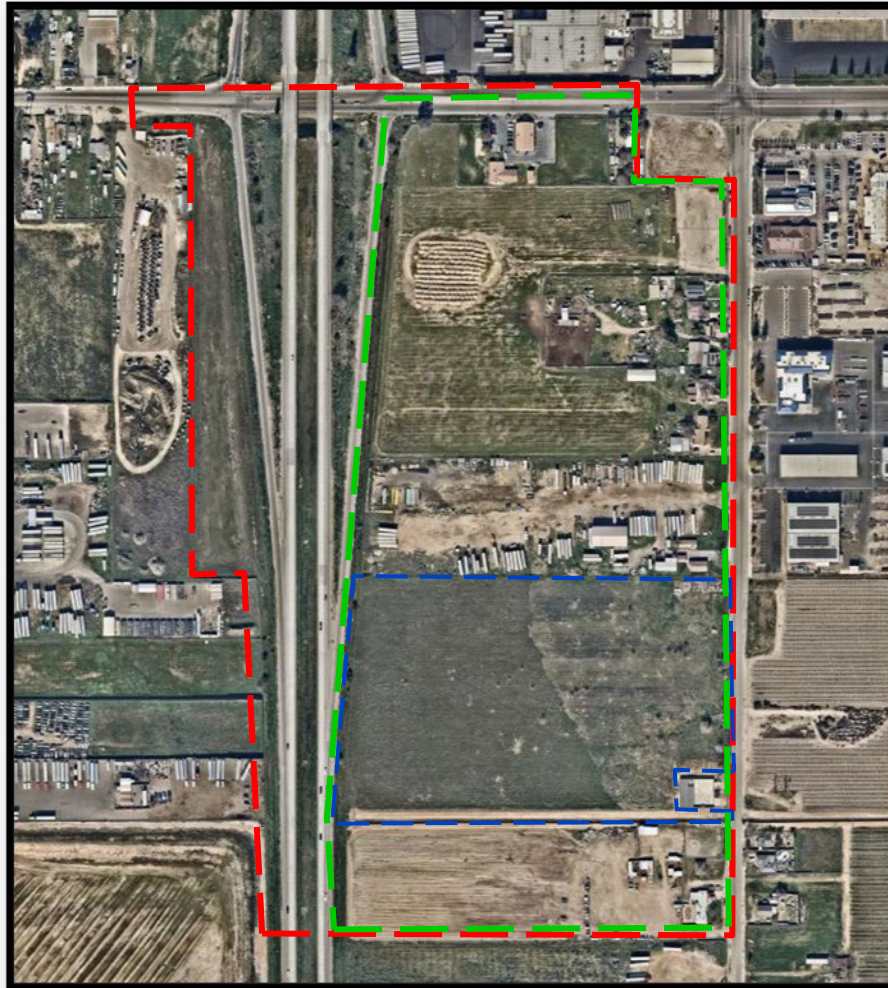
- PRE-ZONE


- Amend the Official Zoning Map of the City of Fresno to pre-zone the subject property from the Fresno County AL 20 (*Limited Agricultural*) zone district to the City of Fresno IH (*Heavy Industrial*) zone district (± 15.95 acres); and City of Fresno IH/ANX (*Heavy Industrial/Annexed Rural Residential Transitional Overly*) zone district (± 35.77 acres) in accordance with the Annexation Application

- DEVELOPMENT PERMIT

- Requests to develop a facility to provide less-than-truckload (LTL) freight services on a 15.22-acre portion of the 80.91-acre annexation area.

PROJECT SUMMARY & BACKGROUND



 Pre-zone Boundary

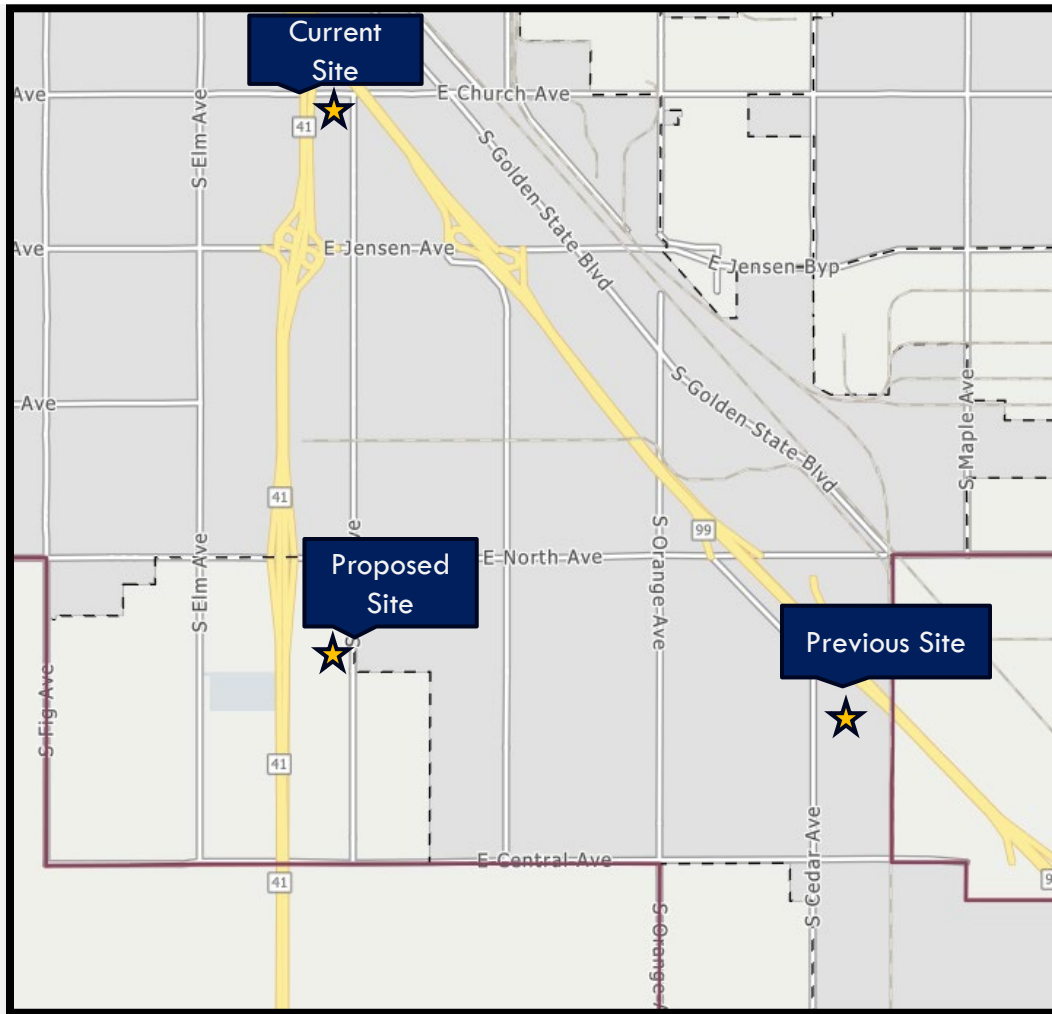


Annexation Boundary



Development Area

PROJECT SUMMARY & BACKGROUND

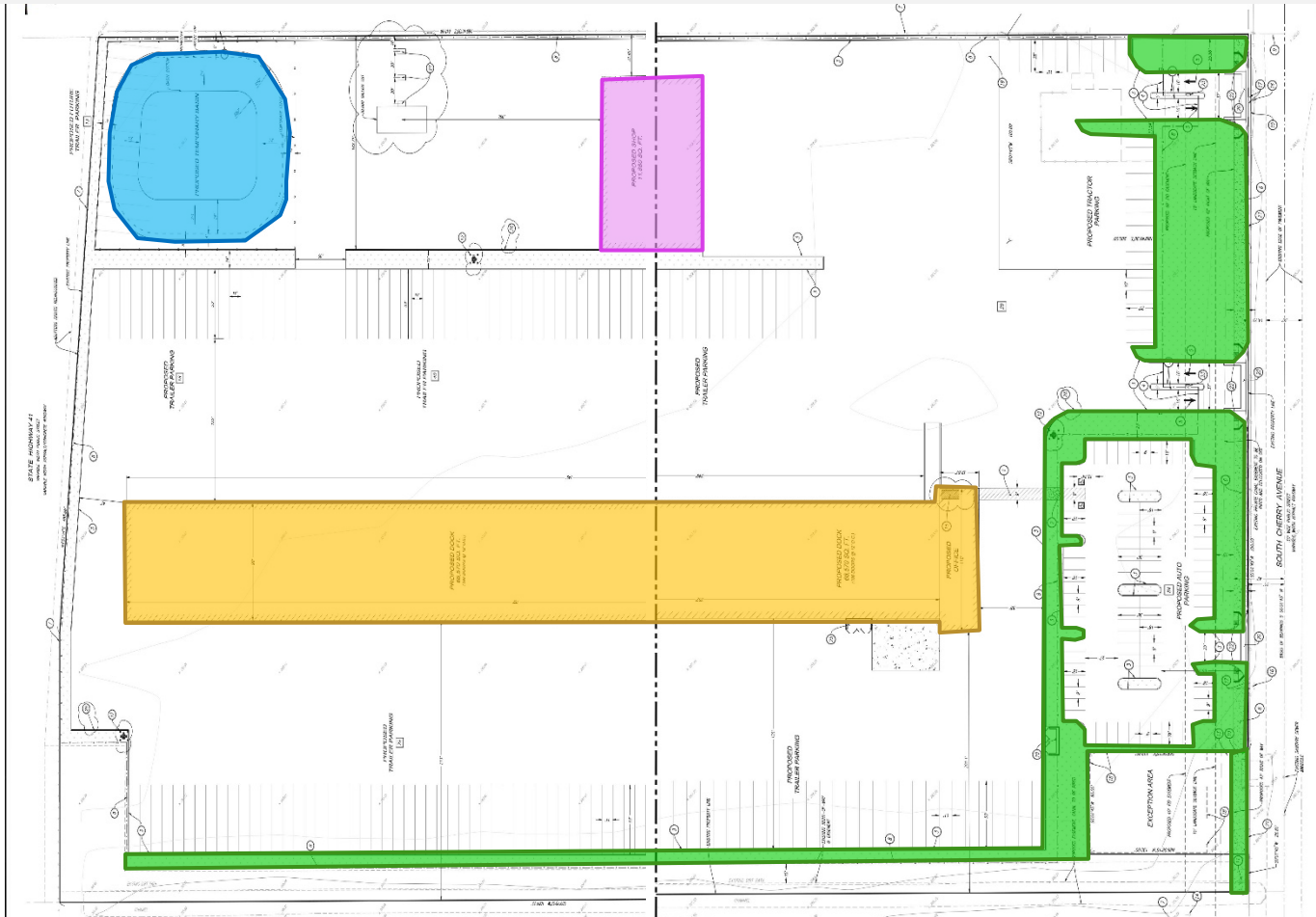


- Previous Site near East Muscat and South Cedar Avenue required to relocate due to High-Speed Rail purchase. (approx. 2.72 miles from subject site)
- Current Site at Southwest Corner of Church and Cherry. (approx. 2.0 miles from subject site)
- Will permanently relocate to new site when approved and developed.

PROJECT SUMMARY & BACKGROUND

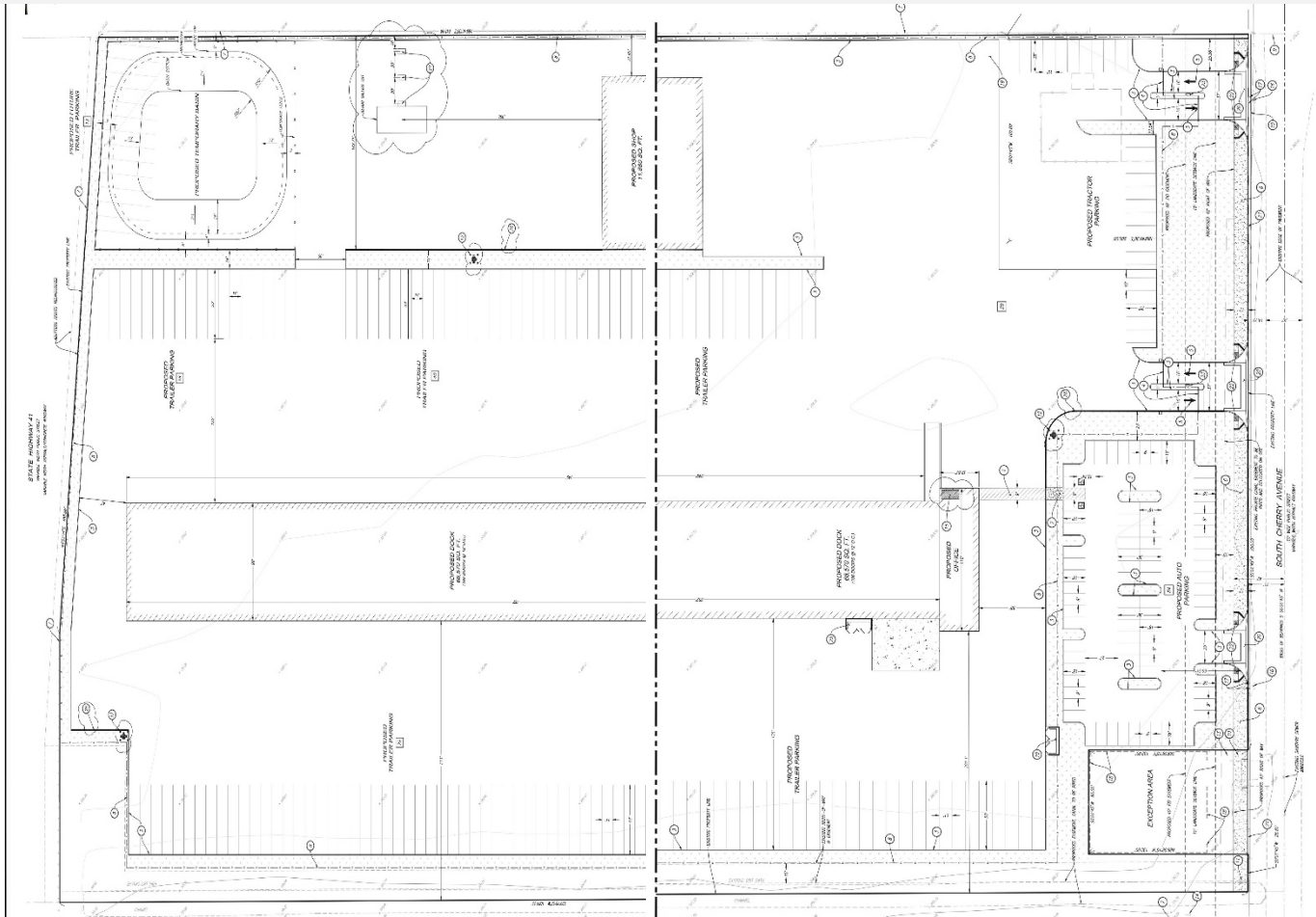
- The project proposes a facility for the purpose of providing less-than-truckload (LTL) freight services. The facility will also include a $\pm 3,200$ square foot administrative office, $\pm 68,570$ square foot cross-dock transfer platform, $\pm 11,880$ square foot fleet maintenance shop, a diesel fuel system for fleet equipment.
- The proposed facility will operate 24 hours per day, Monday through Friday. Operations will occur on Saturdays only from night drivers arriving prior to 7:00 a.m. from their departure on Friday. Approximately 70 to 80 employees are projected to work at the facility.

PROJECT SUMMARY & BACKGROUND



- Sidewalks; landscaping; and employee and truck parking, Three (3) points of vehicular ingress and egress along South Cherry Avenue
- All trucks will enter and exit the site only from two (2) of the three (3) drive approaches along South Cherry Avenue.

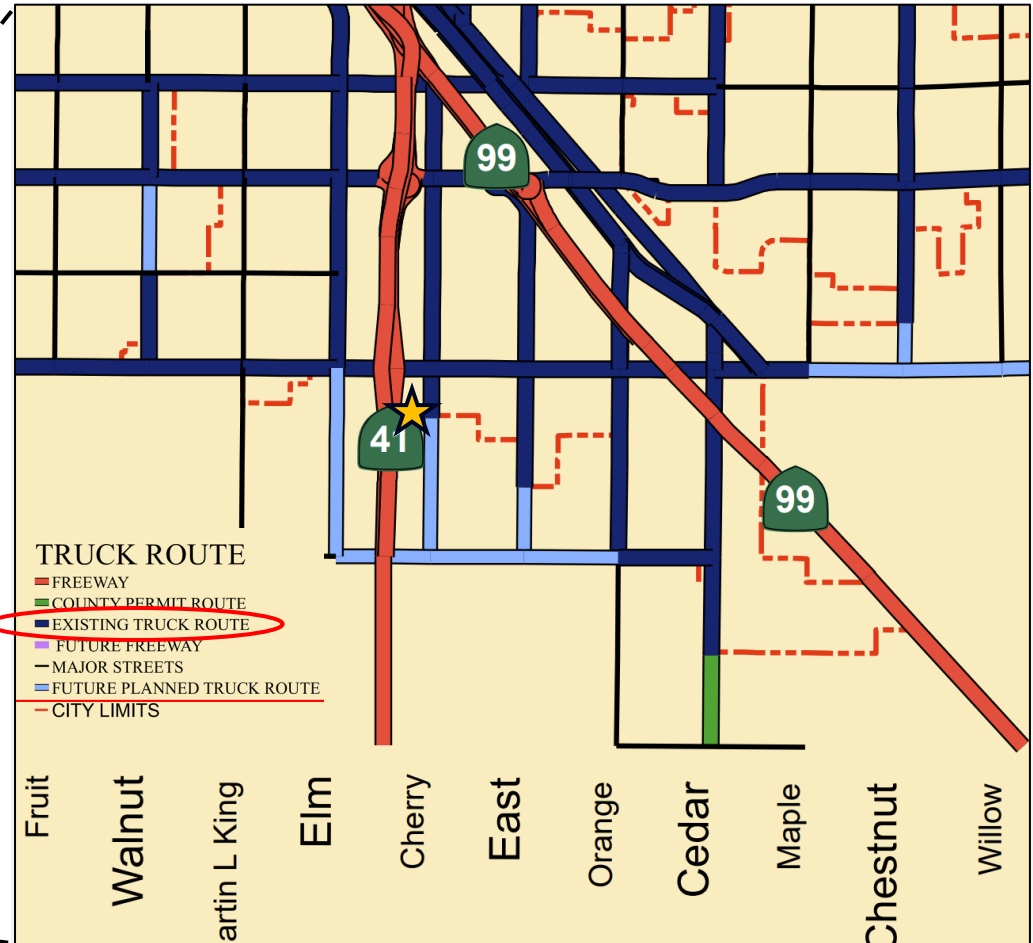
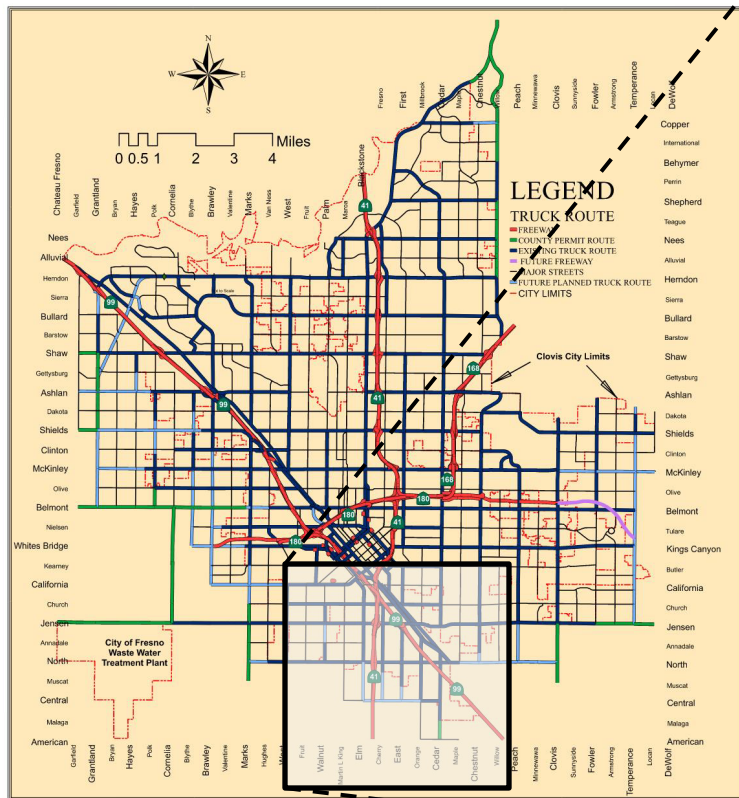
PROJECT SUMMARY & BACKGROUND



- All vehicular (i.e. employee and guests) traffic enter and exit from the one drive approach along S. Cherry Ave at the southern end of the site;
- Project anticipates ± 84 truck trips per day and ± 120 passenger vehicle trips per day

PROJECT SUMMARY & BACKGROUND

CITY OF FRESNO
Designated Truck Routes

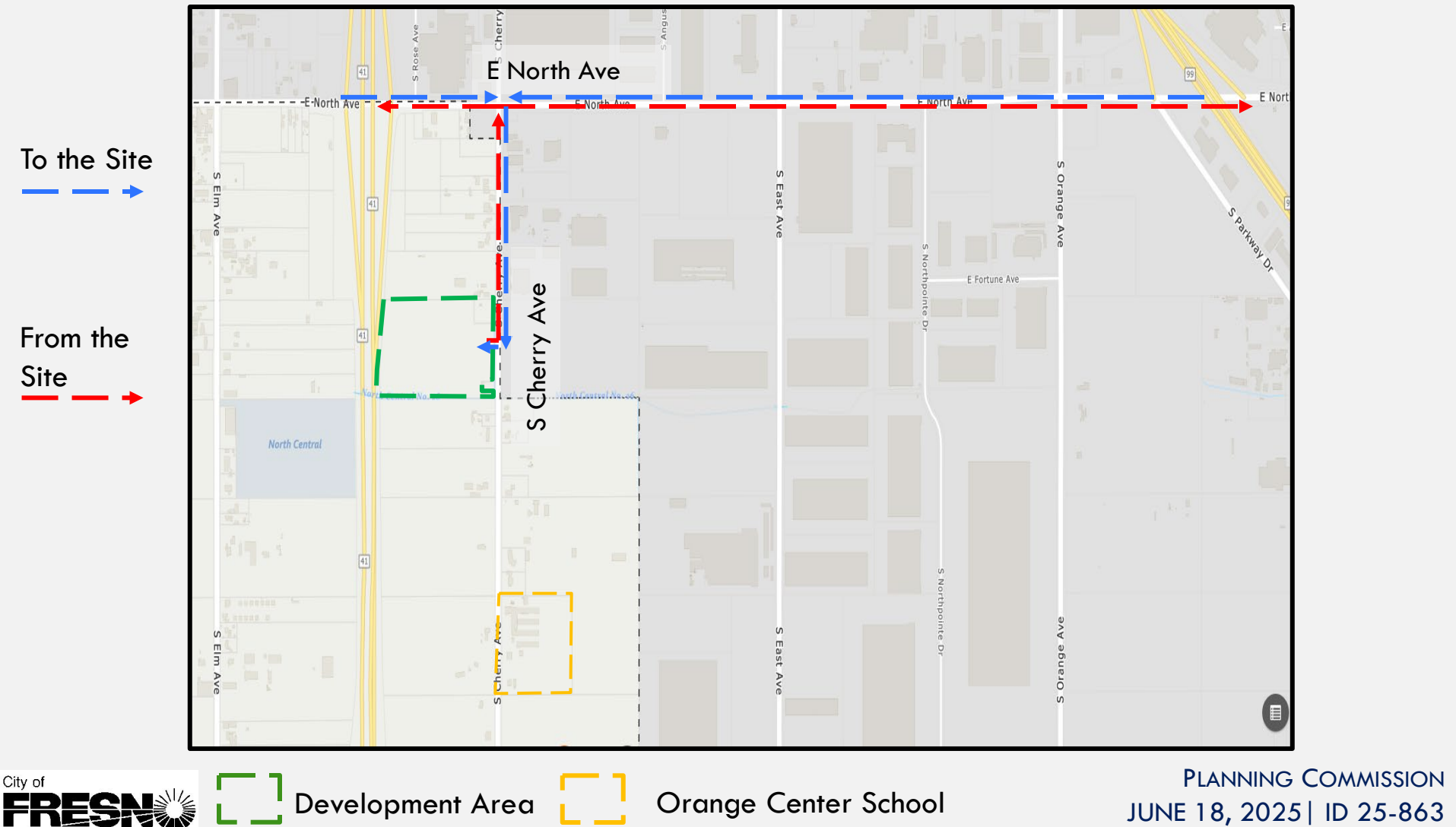


PROJECT SUMMARY & BACKGROUND

Traffic & Circulation

- Truck traffic coming to the site is required to travel southbound along South Cherry Avenue, only from East North Avenue, and enter and exit from the two (2) northernmost drive approaches.
- Truck traffic leaving the site is required to travel northbound along South Cherry Avenue to East North Avenue only. Truck trips will be prohibited from going to and from the site from the south.

PROJECT SUMMARY & BACKGROUND



PUBLIC NOTICE & INPUT

Neighborhood Meeting

On February 18, 2021 Prior to submitting the proposed project, the applicant held a virtual neighborhood meeting, in accordance with FMC Sections 15-5805 and 15-5006. The applicant mailed notices to property owners within 1,000 feet (FMC requires a minimum of 500 feet) of the subject property.

On April 27, 2021, the applicant attended a Council District 3 project review committee prior to formally submitting the subject applications to present project details with the committee members and receive initial feedback.

On March 28, 2023, the Council District 3 Project Review Committee considered the project and did not recommend approval.

PUBLIC NOTICE & INPUT: CONT'D

On July 8, 2021, the applicant attended a virtual meeting with community stakeholders including Leadership Counsel for Justice and Accountability, Building Healthy Communities, Orange Center Elementary School, and nearby residents.

On May 27, 2025, the Planning and Development Department, in accordance with FMC Sections 15-5007 and 15-3308-B(4)(a), mailed notices of this Planning Commission hearing to all property owners within 1,000 feet of the subject property.

PLAN/PROJECT CONSISENCY

The Fresno General Plan and North Avenue Industrial Triangle Specific Plan designate the property for heavy industrial (IH) land uses. Pursuant to FMC Table 15-1302, Indoor Warehousing, Storage, and Distribution and Freight/Truck Terminals and Warehouse uses are permitted in the IH zone district with an approved Development Permit.

Given the conditions of approval, the project will meet all the provisions of the FMC and will comply with all applicable design guidelines of the IH zone district.

STAFF RECOMMENDATION (TO CITY COUNCIL)

- **RECOMMEND ADOPTION** Environmental Assessment No. P21-05778/P21-05870/P23-00149 dated May 22, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA).
- **RECOMMEND APPROVAL** Annexation Application No. P21-05778 (for the North-Cherry No. 3b Reorganization) proposing incorporation of the subject properties within the City of Fresno; and detachment from the Kings River Conservation District and Fresno County Fire Protection District.
- **RECOMMEND APPROVAL** Pre-zone Application No. P21-05870, requesting authorization to amend the Official Zoning Map of the City of Fresno to pre-zone the subject property from the Fresno County AL 20 (*Limited Agricultural*) zone district (± 51.72 acres) to the City of Fresno IH (*Heavy Industrial*) zone district (± 15.95 acres) and ; and City of Fresno IH/ANX (*Heavy Industrial/Annexed Rural Residential Transitional Overly*) zone district (± 35.77 acres) in accordance with the Annexation Application.
- **RECOMMEND APPROVAL** Development Permit Application No. P23-00149, requesting authorization to construct a long-term regional facility for the purpose of providing less-than-truckload freight services.