

FRESNO CITY PLANNING COMMISSION RESOLUTION NO. 19939

The Fresno City Planning Commission, at its regular meeting on December 3, 2025, adopted the following resolution relating to Annexation Application No. P23-00446.

WHEREAS, Annexation Application No. P23-00446 has been filed with the City of Fresno by Rosemary Lozano of Legacy Construction on behalf of Children's Dentistry and Orthodontics, pertaining to approximately 10.55 acres of properties located on the southwest corner of East Nees and North Willow Avenues; and,

WHEREAS, Annexation Application No. P23-00446 proposes to initiate annexation proceedings to request a change of organization ("Nees-Willow No. 3b Reorganization") resulting in an annexation to the City of Fresno and detachment from the Kings River Conservation District and the Fresno County Fire Protection District, of certain properties consisting of approximately 10.55 acres and hereinafter called the "subject territory;" and,

WHEREAS, LAFCO requires that the subject territory be pre-zoned consistent with the City of Fresno General Plan ("General Plan") prior to the initiation of annexation proceeding; and,

WHEREAS, it has been determined that pre-zoning the subject territory with the CC (Community Commercial) zone district (± 3.30 acres) and CC/ANX (Community Commercial/Annexed Rural Residential Transitional Overlay) zone district (± 5.88 acres) is consistent with the existing Fresno General Plan land use designation; and,

WHEREAS, the annexation will be made pursuant to Part 3 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 contained in Division 3 of Title 5 commencing with Section 56000 of the California Government Code; and.

WHEREAS, a description of the boundaries of the subject territory is set forth in Exhibit A; and,

WHEREAS, this proposal is within the established sphere of influence of the City of Fresno; and,

WHEREAS, the proposed reorganization is uninhabited under the definition of Section 56079.5 of the California Government Code; and,

WHEREAS, municipal services for the subject territory will be provided in a manner described in the Service Delivery Plan pursuant to the requirements set forth in Government Code Section 56653; and,

WHEREAS, this proposed reorganization will result in logical growth, the provision of municipal services, and the application of appropriate development standards and controls within the City of Fresno, and implements the Council's policy to unify the metropolitan area; and,

WHEREAS, on December 3, 2025, the Fresno City Planning Commission conducted a public hearing to review the proposed Annexation Application No. P23-00446, as well as the proposed pre-zoning of the subject property in accordance with Pre-zone Application No. P23-00446 and

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considered the associated Mitigated Negative Declaration prepared for Environmental Assessment No. P23-00446/P23-00449/P23-0070 dated December 3, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines, received public testimony and considered the Planning and Development Department's report recommending approval of the proposed annexation application and environmental assessment; and,

WHEREAS, the Fresno City Planning Commission has reviewed the environmental assessment prepared for the proposed project, Environmental Assessment No. P23-00446/P23-00449/P23-0070 dated October 31, 2025, for the proposed project pursuant to CEQA Guidelines Sections 15070 and 15074, and is satisfied that the appropriate measures of development will adequately reduce or alleviate any potential adverse impacts either generated from the proposal, or impacting the proposal from an off-site source, and hereby concurs with the issuance of a Mitigated Negative Declaration; and,

WHEREAS, the Fresno City Planning Commission reviewed the subject annexation application in accordance with the land use policies of the Fresno General Plan and Woodward Park Community Plan.

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines in accordance with its own independent judgment that there is no substantial evidence in the record to indicate that Annexation Application No. P23-00446 may have a significant effect on the environment as identified by, and evaluated within, the Mitigated Negative Declaration prepared for Environmental Assessment No. P23-00446/P23-00449/P23-0070 dated December 3, 2025 for the proposed project pursuant to CEQA Guidelines.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Annexation Application No. P23-00446, which proposes to initiate annexation proceedings to request a change of organization ("Nees-Willow No. 3b Reorganization") resulting in an annexation to the City of Fresno and detachment from the Kings River Conservation District and the Fresno County Fire Protection District of the "subject territory;" as depicted by the attached Exhibit "A" and described within staff report to the Planning Commission dated December 3, 2025, be approved.

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 PLANNING COMMISSION RESOLUTION No. 19939 Annexation Application No. P23-00446 December 3, 2025 Page 3

DATED: December 3, 2025

JENNIFER K. CLARK, Secretary Fresno City Planning Commission

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Resolution No. 19939
Annexation Application No. P23-00449
Filed by Rosemary Lozano of Legacy
Construction, on behalf of Children's Dentistry
and Orthodontics

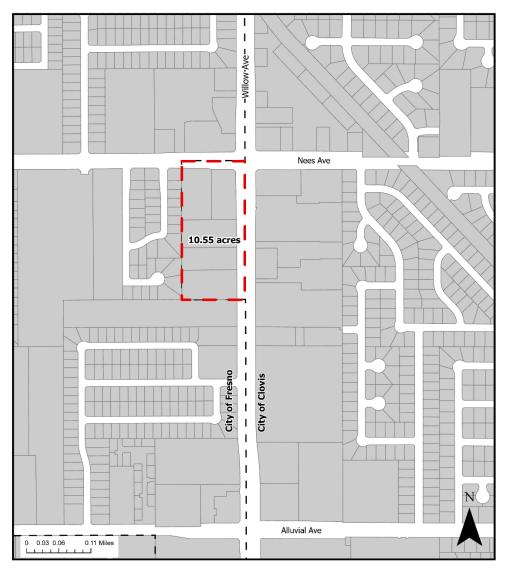
Action: Recommend Approval to the City Council

Attachment: Exhibit A

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Exhibit A

Proposed Annexation



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 annex approximately 10.55 acres and the adjacent Right-of_Way of the eastbound Nees Ave and Southbound Willow Ave from the County of Fresno to the City of Fresno.