

**Exhibit M - Planning Commission Resolution No.19939 (Annexation
Application No. P23-00446)**

**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 (\pm 3.30 acres) and CC/ANX (*Community Commercial/Annexed Rural Residential Transitional Overlay*) zone district (\pm 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,

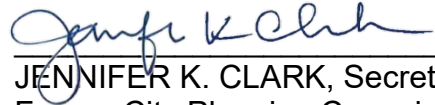
WHEREAS, this proposed reorganization will result in logical growth, the provision of municipal services, and the application of appropriate development standards and controls within the City of Fresno, and implements the Council's policy to unify the metropolitan area; and,

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

VOTING: Ayes - Calandra, Criner, Diaz, Lyday, Shergill, Bray (Vice Chair), and Vang
 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

A handwritten signature in blue ink, appearing to read "Jennifer K. Clark", is written over a horizontal line.

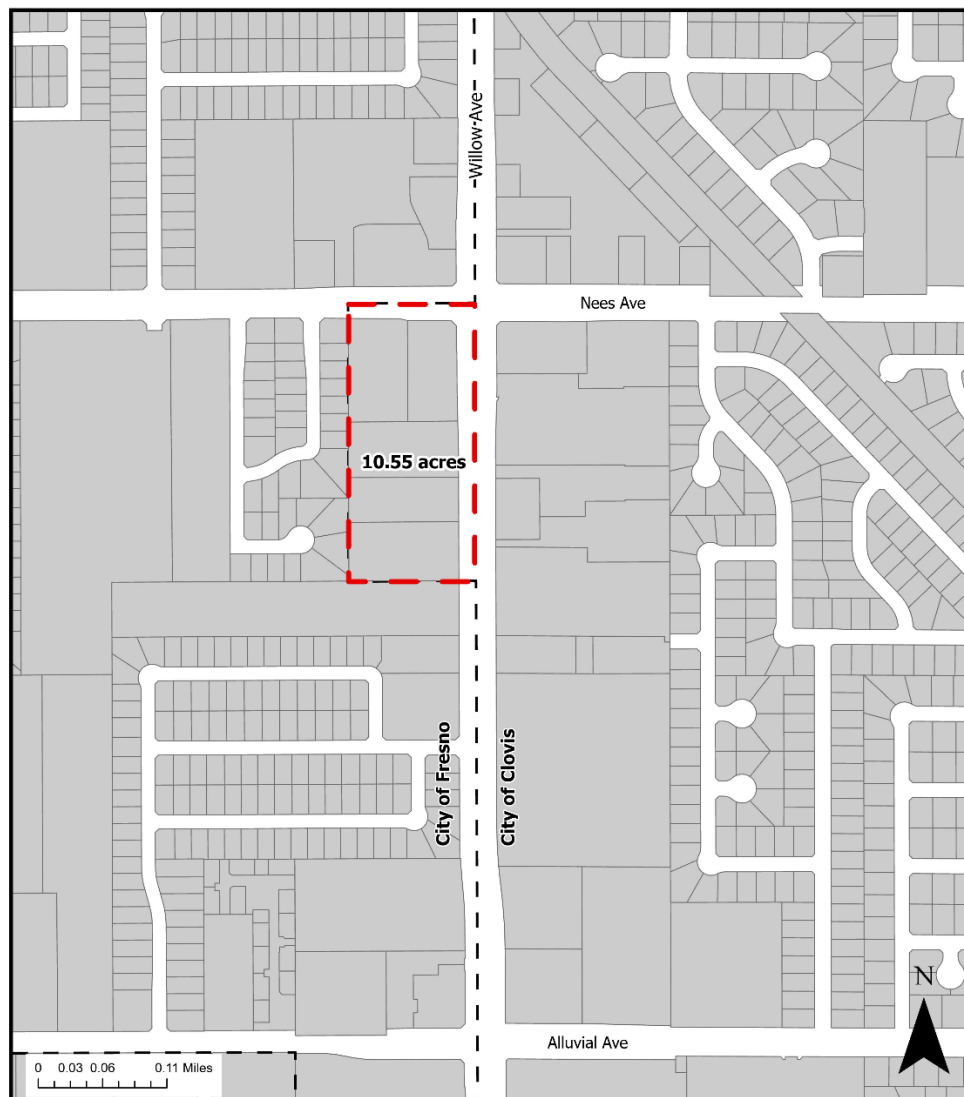
JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

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


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.