

INACTIVE (RETIRED)

TELEPHONE: (559) 442-0181

RECEIVED

November 19, 2025

2025 NOV 20 A 9:57

CITY CLERK'S OFFICE

Fresno City Historic Preservation Commission
Historic Preservation, Planning and Development Department
2600 Fresno St.
Fresno, CA 93721-3604

OPPOSITION TO MILLS ACT CONTRACT
3504 E. HUNTINGTON BLVD. (the "Property")
ID# 25-1393

Thomas H. Armstrong and Catherine W. Armstrong, M.D.,
("Armstrong") Oppose the above-referenced Application, and in support
of this Opposition, respectfully represent as follows:

We have resided on Huntington Blvd. for approximately 45
years. We have resided in two (2) residences on Huntington Blvd.
during that time, 3917 and 3623 E. Huntington Blvd. We currently, and
since 1988, reside at 3623 E. Huntington Blvd., five (5) houses from
the Property.

The Mills Act Application before the Commission was filed
by Yosemite Cultural Creative Group. LLC ("LLC"). The first public
hearing on LLC's Application came on for hearing on October 27, 2025.
That hearing was continued to November 24, 2025, so the Commission
could further evaluate (1) an adaptive use permit under the Mill's
/ / / /

Act; (2) status of the solar installation; and (3) issues surrounding the owner of the Property on the Mills Act Contract.

The Application should be **denied** for a number of reasons that the Commission should readily consider.

1. First, **procedurally**, the Application must be denied as it is not made by the owner of the Property. The owner of the Property is Ke Jing Huang, An Unmarried Man, not LLC.

Proof: LLC purchased the Property from The Larry J. Raven and Patricia E. Raven Revocable Living Trust Agreement, Trust "A" ("Raven"), on December 20, 2023. Please see Grant Deed Document No. 2023-0115939 recorded on that date with the Fresno County Recorder.

On January 22, 2025, by Grant Deed Document No. 2025-0005604 recorded on that date with the Fresno County Recorder, title and ownership of the Property was transferred to Ke Jing Huang, An Unmarried Man ("Huang"). Huang appeared at the October hearing before this Commission and identified herself as the "manager". Huang is also identified as the "Manager" on the vesting deed recorded as Document No. 2025-0005604. Huang did not testify at the prior hearing, but rather had another young man needing an interpreter to testify as the owner and applicant.

True and correct copies of the two (2) vesting deeds accompany this Opposition.

Based upon the current ownership with Huang as the Owner and not LLC, the Application should be denied as a non-owner is seeking the benefits under the Mills Act for a property it does not own. LLC lacks standing and is not a proper party to bring this Application.

2. The Application should further be denied as the owner or Applicant ("LLC") seeks to utilize the Property for an improper purpose, that being for lodging and/or a room renting home/hotel house. This is not a permitted use in this neighborhood.

Huntington Blvd. is, and has been since its initial development as the Alta Vista Tract in or about the 1920's, a Residential Single-Family District. LLC was created on September 21, 2023 as a Limited Liability Company **doing business at** 3504 E. Huntington Blvd. according to its filings with the California Secretary of State.

The Property and all homes in the Alta Vista Tract are zoned by the City of Fresno as a Residential Single-Family District. The instant Application seeks authority to remodel the garage and make other interior improvements to allow the home to be utilized as lodging and/or rooming home/hotel in a Residential Single-Family District. This constitutes a non-conforming use in violation of the Fresno Municipal Code Chapter 15, and is absolutely contrary to the

mandate and directive of the Central Southeast Area Specific Plan of 2021. Applicant seeks to operate this Property as a business in a Residential Single-Family District. This Commission should not sanction, condone, or further support such a use in violation of the municipal code, the area Specific Plan, and in contravention of adjacent and nearby property owners' rights of enjoyment of their property rights of quiet enjoyment of this Residential Single-Family District of the City. The Alta Vista Tract and this historic district should not be subject to property uses in violation of the development regulations already in place by the City of Fresno. On this basis, the Application should be denied.

3. In addition to the above, the Objections of other residents should also be considered. These largely concern the non-conforming business use of the Property, the issues attendant to parking that will arise if the separate rooms are rented as lodging, and the deviation from the City's specific land use plan for the Alta Vista Tract. Based upon their concerns, the Application should be denied.

Respectfully submitted,

Dated: November 19, 2025



Thomas H. Armstrong



Catherine W. Armstrong, M.D.

2023-0115939

Recorded at the request of:
SIMPLIFILE, PROVO

12/20/2023 01:29 21

Titles: 1 Pages: 3

Fees: \$17.00

CA SB2 Fees: \$0.00

Taxes: \$880.00

Total: \$897.00

RECORDING REQUESTED BY:
Chicago Title Company

**When Recorded Mail Document
and Tax Statement To:**

Yosemite Cultural Creative Group, LLC
1046 Jacqueline Way
San Jose, CA 95129

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: FWFM-4432300593

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to
Documentary Transfer Tax.

Property Address: 3504 East Huntington
Boulevard,
Fresno, CA 93702-3224
APN/Parcel ID(s): 461-182-01
461-182-02

GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.
☒ **The documentary transfer tax is \$880.00** and is computed on:
☒ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☒ the **City of Fresno**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Patricia E. Raven and Corbyn L. Raven, Co-Trustees of The Larry J. Raven and Patricia E. Raven Revocable Living Trust Agreement, Trust A

hereby GRANT(S) to Yosemite Cultural Creative Group, LLC, a California limited liability company

the following described real property in the City of Fresno, County of Fresno, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: 3504 East Huntington Boulevard, Fresno, CA 93702-3224

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED

(continued)

APN/Parcel ID(s): 461-182-01

Dated: November 10, 2023

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Larry J. Raven and Patricia E. Raven Revocable Living Trust Agreement, Trust A

BY: Patricia E. Raven
 Patricia E. Raven
 Co-Trustee

BY: Corbyn L. Raven
 Corbyn L. Raven
 Co-Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Fresno

On November 13, 2023 before me, Elena M. Sanders, Notary Public,
 (here insert name and title of the officer)

personally appeared Patricia E. Raven & Corbyn L. Raven
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Elena M. Sanders
 Signature

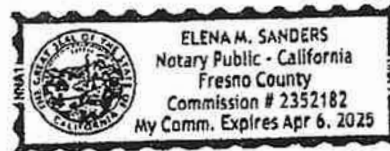


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 461-182-01 and 461-182-02

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS "A" AND "B", IN BLOCK 4 OF ALTA VISTA TRACT, ACCORDING TO THE MAP OF RESUBDIVISION OF A PORTION OF ALTA VISTA TRACT, RECORDED IN BOOK 8, PAGE 28 OF PLATS, FRESNO COUNTY RECORDS.

Grant Deed
SCA0000129.doc / Updated: 06.08.23

Printed: 11.14.23 @ 12:05 PM
CA-CT-FWFM-02180.054443-FWFM-4432300593

Recording Requested by:
Western Resources Title
18890

RECORDING REQUESTED BY:
Eastland Tower Escrow

**WHEN RECORDED MAIL TO AND MAIL TAX
STATEMENTS TO:**
KE JING HUANG
3504 E Huntington Blvd
Fresno, CA 93702

Escrow No.: ELT-240007
Title No.: T-24-18890-DB

APN: 461-182-01 AND 461-182-02

Fresno County Recorder
Paul Dictos, CPA

2025-0005604

Recorded at the request of:
ERECORDING PARTNERS NETWORK

01/22/2025 03:05 10

Titles: 1 Pages: 3

Fees: \$45.00

CA SB2 Fees: \$75.00

Taxes: \$0.00

Total: \$120.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

No Consideration: "The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property. R&T 11925(d)

The undersigned grantor(s) declare(s)

- ☒ This transfer is exempt from the documentary transfer tax.
- ☐ The documentary transfer tax is \$0.00 and is computed on:
 - ☐ the full value of the interest or property conveyed.
 - ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
- ☒ The property is located in the City of Fresno

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Yosemite Cultural Creative Group, LLC, a California Limited Liability Company

hereby **GRANT(S)** to

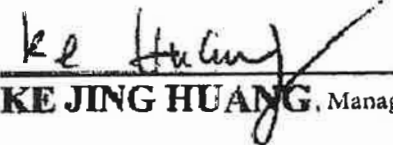
KE JING HUANG, An Unmarried Man

the following described real property:

LEGAL DESCRIPTION

Real property in the City of **Fresno**, County of **Fresno**, State of **California**, described as follows:
LOT "A" AND "B", IN BLOCK 4 OF ALTA VISTA TRACT, ACCORDING TO THE MAP OF RESUBDIVISION OF A
PORTION
OF ALTA VISTA TRACT, RECORDED IN BOOK 8, PAGE 28 OF PLATS, OF SAID COUNTY.
APNS: 461-182-01 AND 461-182-02 Complete Legal Description attached as Exhibit "A"

Yosemite Cultural Creative Group, LLC,
a California Limited Liability Company


KE JING HUANG, Manager

MAIL TAX STATEMENTS AS DIRECTED ABOVE

APN: 461-182-01 AND 461-182-01

Dated: 1-13-2025

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Claraon January 14, 2025before me, Chalee Bilbo

Notary Public,

personally appeared KE JING HUANG

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Chalee Bilbo

(Seal)



EXHIBIT "A"

T-24-18890-DB

LEGAL DESCRIPTION

Real property in the City of Fresno, County of Fresno, State of California, described as follows:

LOT "A" AND "B", IN BLOCK 4 OF ALTA VISTA TRACT, ACCORDING TO THE MAP OF RESUBDIVISION OF A PORTION OF ALTA VISTA TRACT, RECORDED IN BOOK 8, PAGE 28 OF PLATS, OF SAID COUNTY.

APNS: 461-182-01 AND 461-182-02

Western Resources Title