

Fresno Municipal Code (FMC) Findings

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5306

a. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Code and all other chapters of the Municipal Code; and,

Finding a: In accordance with the FMC Table 15-902 (Use Regulations – Residential Single Family Districts) and FMC Section 15-906-B, the proposed duplex development is an allowed use in the RS-5 (*Single Family Residential, Medium Density*) zone district subject to the approval of a Conditional Use Permit approved by the Planning Commission. Conditional Use Permit Application No. P20-02171 will comply with all applicable codes, because the special conditions of project approval issued for the project must be complied with prior to the construction of the structures and development of the site.

b. The proposed use is consistent with the General Plan and any other applicable plan and design guideline the City has adopted; and,

Finding b: Conditional Use Permit Application No. P20-02171 is consistent with the Medium Density Residential planned land use designation for the project site and complies with the design guidelines of the FMC subject to the Conditions of Approval dated December 2, 2020.

c. The proposed use will not be substantially adverse to the public health, safety, or general welfare of the community, nor be detrimental to surrounding properties or improvements; and,

Finding c: The proposed duplex have been reviewed and conditioned by the Public Utilities, Public Works, and the Fire Departments to ensure that the development of the duplex will not substantially adverse to the public health, safety, or general welfare of the community, nor be detrimental to surrounding properties or improvements.

d. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity; and,

Finding d: The duplex is proposed in accordance with the designated planned Medium Density Residential land use. Existing development in this neighborhood mainly consists of single-family homes. However, the duplex is designed to have a front facing garage just as existing homes in the area. Therefore, the proposed development will be compatible with the surrounding single-family homes within the vicinity.

e. The site is physically suitable for the type, density, and intensity of use being proposed, including access, emergency access, utilities, and services required.

Finding e: The proposed duplex development is consistent with the allowable land use and intensity requirements per the RS-5 zone district. Adequate access, parking, utilities, and services are existing and will be provided to serve the property.

f. The proposed use is consistent with the Fresno County Airport Land Use Compatibility Plan (as may be amended) adopted by the Fresno County Airport Land Use Commission pursuant to California Public Utilities Code Sections 21670-21679.5.

Finding f: The proposed project is not located within the airport influence area; therefore, the Fresno County Airport Land Use Compatibility Plan would not be applicable to this project.