

Exhibit G

PLAN AMENDMENT AND REZONE FINDINGS

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5812

A. *The change is consistent with the General Plan (GP) goals and policies, any operative plan, or adopted policy; and,*

Finding A: As provided within the analyses contained within the staff report and within the Environmental Assessment prepared for purposes of California Environmental Quality Act compliance, the proposed project meets the goals, objectives and policies of the Fresno General Plan and Bullard Community Plan. As proposed, the project will be consistent with the Fresno General Plan goals and objectives including:

Goals:

- Emphasize increased land use intensity and mixed-use development at densities supportive of greater use of transit in Fresno.
- Make full use of existing infrastructure, and investment in improvements to increase competitiveness and promote economic growth.
- Promote orderly land use development in pace with public facilities and services needed to serve development.
- Improve Fresno's visual image and enhance its form and function through urban design strategies and effective maintenance.

These goals contribute to the establishment of a comprehensive citywide land use planning strategy to meet economic development objectives, achieve efficient and equitable use of resources and infrastructure, and create an attractive living environment in accordance with Objective LU-1 of the Fresno General Plan.

Objectives:

Objective UF-12 of the Fresno General Plan directs the City to locate roughly one-half of future residential development in infill areas – defined as being within the City on December 31, 2012 – including the Downtown core area and surrounding neighborhoods, mixed-use centers and transit-oriented development along major BRT corridors, and other non-corridor infill areas, and vacant land.

Policies:

Policy LU-1-a of the Fresno General Plan promotes new development along BRT corridors, established neighborhoods, and vacant infill sites within the City.

Policy LU-2-a promotes the development of vacant, underdeveloped, and re-developable land within the City Limits where urban services are available.

Policy UF-12-b of the Fresno General Plan promotes activity centers, where mixed-use designated areas along BRT and/or transit corridors are appropriate for more intensive concentrations of urban uses. Typical uses could include commercial areas; employment centers; schools; compact residential development; religious institutions; parks; and other gathering points where residents may interact, work, and obtain goods and services in the same place.

B. The change is consistent with the purpose of the Development Code to promote the growth of the city in an orderly and sustainable manner, and to promote and protect the public health, safety, peace, comfort, and general welfare; and,

Finding B: The project site is located on an infill lot that is entirely surrounded by developed properties. Public infrastructure is in place and the site is accessible to emergency services. No development is proposed at this time, however uses allowed by the proposed zone district would not conflict with established uses in the surrounding vicinity or adversely affect the general welfare of neighboring properties.

C. The change is necessary to achieve the balance of land uses desired by the City and to provide sites for needed housing or employment-generating uses, consistent with the GP, any applicable operative plan, or adopted policy, and to increase the inventory of land within a zoning district to meet market demand.

Finding C: The project proposes to amend the Fresno General Plan and Bullard Community Plan to achieve the balance of land uses desired by the City of Fresno. This includes but is not limited to emphasizing the efficient use of available underutilized property adjacent to a BRT corridor through the proposed Plan Amendment and Rezone applications.

The Regional Mixed Use planned land use designation is intended to support regional retail and mixed-use development in large-scale activity centers outside of Downtown. It accommodates urban-scale mixed-use development that serve residents and businesses of the region at large. Development and design standards will create a pedestrian orientation within centers and along major corridors, with parking located on the side or rear of, or within, major structures.

Adjacent properties are developed with residential uses to the west and south, and commercial uses to the east. Amending the General Plan from High Density Residential to Regional Mixed Use would provide a wider range of permitted uses to meet future market demand, as future development could support both established uses adjacent to the BRT corridor.