

Exhibit M

**FRESNO MUNICIPAL CODE FINDINGS
FOR DEVELOPMENT PERMIT APPLICATION NO. P23-03784
AND PLANNED DEVELOPMENT PERMIT NO. P23-03785**

DEVELOPMENT PERMIT FINDINGS
Findings per Fresno Municipal Code Section 15-5206

The Director or Planning Commission may only approve a Development Permit application if it finds that the application is consistent with the purposes of this article and with the following:

a. The applicable standards and requirements of this Code.

Finding a: Pursuant to Section 15-6703 (Public and Semi-Public Use Classifications) of the Fresno Municipal Code (FMC), the proposed use would be classified as Schools, Public or Private which is described as facilities for primary or secondary education, including public schools, charter schools, and private and parochial schools having curricula comparable to that required in the public schools of the State of California.

Pursuant to Table 15-1102 (Land Use Regulations – Mixed Use Districts) of the FMC, Schools, Public or Private, are a permitted use in the NMX zone district. Therefore, Development Permit Application No. P23-03784 was filed to facilitate physical development of the site to allow for the construction and establishment of a new Kindergarten through Eighth Grade Charter School for Golden Charter Academy.

The Project and related exhibits have been reviewed for consistency with all applicable development code standards and requirements and conditioned accordingly to ensure compliance. Except for modifications outlined in the related Planned Development Permit application (P23-03785) the project will meet all required development standards of the Neighborhood Mixed-Use (NMX) zone district as specified in Article 11 (Mixed-Use Districts) of the Fresno Municipal Code (FMC), as well as relevant regulations from Articles 20 (General Site Regulations), 23 (Landscape), 24 (Parking and Loading), and 25 (Performance Standards). Compliance with the Conditions of Approval dated August 30, 2024, shall be met prior to the construction of the structures and development of the site.

b. The General Plan and any operative plan or policies the City has adopted.

Finding b: Development Permit Application No. P23-03784 is consistent with the Neighborhood Mixed-Use planned land use designation of the Fresno General Plan. There are several policies in the General Plan that support the project. The applicable goals, objectives and policies are cited below.

Fresno General Plan Policies

Goal 7: Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the city.

Goal 8: Develop Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance.

Goal 9: Promote a city of healthy communities and improve quality of life in established neighborhoods.

Objective UF-1: Emphasize the opportunity for a diversity of districts, neighborhoods, and housing types.

Policy UF-1-f: Complete Neighborhoods, Densities, and Development Standards. Use Complete Neighborhood design concepts and development standards to achieve the development of Complete Neighborhoods and the residential density targets of the General Plan.

Policy UF-12-b: Activity Centers. 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.

Policy LU-1: Establish 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.

Policy LU-1-a: Promote Development within the Existing City Limits as of December 31, 2012. Promote new development, infill, and rehabilitation of existing building stock in the Downtown Planning Area, along BRT corridors, in established neighborhoods generally south of Herndon Avenue, and on other infill sites and vacant land within the City.

Objective LU-2: Plan for infill development that includes a range of housing types, building forms, and land uses to meet the needs of both current and future residents.

Policy LU-2-a: Infill Development and Redevelopment. Promote development of vacant, underdeveloped, and re-developable land within the City Limits where urban services are available by considering the establishment and implementation of supportive regulations and programs.

Policy LU-5-j: Campus-Centered Communities. Encourage development of campus-centered communities by focusing growth around existing and planned academic facilities and by directing infrastructure to those areas.

Objective LU-8: Provide for the development of civic and institutional land uses to meet the educational, medical, social, economic, cultural, and religious needs of the community.

Objective HC-2: Create complete, well-structured, and healthy neighborhoods and transportation systems.

Objective HC-6: Improve access to schools and their facilities for the community.

Policy HC-6-b: Site Schools on Safe Streets. Work with all school districts operating in Fresno and private and charter schools to locate and design new school sites so they are located on safe streets.

Policy HC-6-d: New School Strategies. Advocate for school siting standards that allow smaller neighborhood schools. Allow new schools to be constructed in existing urbanized areas, and design schools to be focal points of community life.

Policy POSS-8-c: Park and School Site Coordination. Pursue the cooperative development and use of school sites with adjacent neighborhood parks for both school activities and non-school related recreational activities.

The project effectively meets the objectives of the Fresno General Plan, and it facilitates the development of complete neighborhoods, offering essential services, recreational spaces, and educational facilities within a walkable distance. The location along transit corridors promotes efficient resource use and encourages mixed-use development, contributing to the area's economic vitality. Additionally, the design encourages collaboration with nearby parks, positioning the school as a focal point for community engagement. The project will utilize underdeveloped land where the necessary infrastructure and facilities are available to serve the property. The project promotes development and reinvestment within the City and preserves and protects resources within the City by expanding opportunities for development on infill properties. Infill development conserves resources and takes advantage of existing infrastructure. Overall, this project aligns with the General Plan's goals of fostering diverse, complete, and healthy neighborhoods.

Downtown Neighborhood Community Plan Policies

The subject property is designated for Neighborhood Mixed-Use planned uses by the Downtown Neighborhoods Community Plan. Upon reviewing the policies contained in the Downtown Neighborhoods Community Plan, staff have determined that with the development proposed under Development Permit Application No. P23-03784, including the requested modifications to developments standards under Planned Development Permit component, there are several policies in the Downtown Neighborhoods Community Plan that support the project. The applicable goals, objectives and policies are cited below.

Policy 2.1.1 Create and maintain an urban form comprised of walkable neighborhoods, districts, and corridors that are supported by mixed-use neighborhood centers and the Downtown.

Policy 2.5.6 Attract professional schools, colleges, and universities to locate Downtown.

Policy 2.7.3 Promote the continued development of new, high quality public charter schools that provide unique programming offerings, such as career-technical education

(CTE), visual and performing arts, civic leadership, and business and entrepreneurial curriculums.

The proposed charter school project aligns with the Downtown Neighborhoods Community Plan by creating a walkable environment that integrates educational facilities within a mixed-use neighborhood, encouraging residents to access the school and local amenities on foot. Its strategic location fosters connectivity and enhances the vibrancy of the area. Its focus on unique programming, including education and curriculum that incorporates the Fresno Chaffee Zoo, aligns with the promotion of high-quality public charter schools. Additionally, partnerships with the nearby zoo facilitate educational and recreational opportunities, enriching the community's engagement and fostering a dynamic learning environment. Overall, the project advances the development of accessible and diverse educational facilities within a well-integrated urban framework.

c. Any applicable design guidelines adopted by the City Council.

Finding c: The proposed project meets all required development standards of NMX (Neighborhood Mixed-Use) zone district and adheres to the applicable design guidelines set forth in the Fresno General Plan, except for modifications specified in the related Planned Development Permit application, subject to the Conditions of Approval dated August 30, 2024. The requested modifications associated with the Planned Development Permit, which represent the only deviations from the standard design guidelines, are summarized below.

Projects developed in Mixed-Use districts are subject to prescriptive site design, intensity and massing, and façade design development standards which promote pedestrian-oriented development and encourage development of mixed-use centers and corridors with a vibrant concentration of goods and services, multi-family housing, and community gathering and public spaces at strategic locations.

The project is designed with a more traditional, campus-like site layout which is generally not consistent with design and development standards for projects developed in and along mixed-use centers and corridors. Additionally, the building design incorporates a non-traditional façade that does not meet the specified requirements. As proposed, the project does not fully comply with the development standards required in mixed-use zone districts under FMC Sections 15-1103 (Density, Intensity, and Massing Standards), 15-1104 (Site Design Development Standards), 15-1105 (Façade Design Development Standards), and 15-2305 (Areas to be Landscaped).

It is noted that FMC Section 15-1105 (Façade Design Development Standards) provides two (2) options for which appropriate façade design shall be provided: Flexibility Option and Certainty Option. Pursuant to FMC Section 15-1105-A (Flexibility Option), projects which: 1) present an attractive appearance to public streets; 2) are aesthetically and functionally compatible to the nearby development context; 3) demonstrate a high level of quality; and 4) support the growth in value of surrounding properties, may be determined to comply with the façade design development standards under the flexibility option.

For projects which do not meet the goals of the flexibility option, façade design shall be provided in accordance with the prescriptive development standards of the FMC Section

15-1105-B (Certainty Option). This section includes standards pertaining to building articulation, building materials and finishes, window design, façade alignment, balconies, and façade elements.

While the Planned Development Permit includes requested modifications to Sections 15-1105-C (Building Materials and Finishes), 15-1105-D (Window Design), 15-1105-E (Façade Alignment), 15-1105-F (Balconies), and 15-1105-G (Façade Elements), the Project demonstrates that it meets the goals of the flexibility option.

Except for deviations from the standard design guidelines outlined in the related Planned Development Permit application, and given that the Conditions of Approval dated August 30, 2024, will be met prior to the construction of the structures and development of the site, the project will comply with all required development standards of the Neighborhood Mixed-Use (NMX) zone district as specified in Article 11 (Mixed-Use Districts) of the Fresno Municipal Code (FMC), as well as relevant regulations from Articles 20 (General Site Regulations), 23 (Landscape), 24 (Parking and Loading), and 25 (Performance Standards). Additionally, the project will adhere to the applicable design guidelines established in the Fresno General Plan.

d. Any approved Tentative Map, Conditional Use Permit, Variance, or other planning or zoning approval that the project required.

Finding d: The proposed Project does not require a Tentative Map, Conditional Use Permit, Variance, or other planning or zoning approval other than the Development Permit and Planned Development Permit. All special conditions required for the proposed project have been incorporated into the Conditions of Approval which shall be met prior to the issuance of building permits/occupancy. Furthermore, the applicant is required to submit corrected exhibits, inclusive of all conditions of approval, which will ensure that all requirements are met.

e. 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—21679.5.1.

Finding e: The proposed project is situated within Fresno County Airport's Land Use Compatibility Plan (ALUCP) area of influence, specifically within Fresno-Chandler Executive Airport's (FCH) Safety Zone 6 – Traffic Pattern Zone with the subject parcel categorized as "Urban". This zone imposes no maximum limit on non-residential intensity for "Urban" parcels, with a mandatory minimum of 10% open land, applied at the zone level typically through community or specific plans, and also relevant to large-scale developments (10 acres or more). Prohibited activities within Traffic Pattern Zone 6 include hazards to flight safety, such as tall structures, visual obstacles, and electronic interference, as specified in FAA Advisory Circular 150/5200-33B. Restrictions also encompass land uses like golf courses and certain crops known to attract wildlife, as well as high-intensity facilities such as outdoor stadiums.

Additional development conditions involve an airport disclosure notice requirement, airspace review for structures exceeding 100 feet in height, and restrictions on new constructions penetrating 14 CFR (Code of Federal Regulations) Part 77 surfaces or

within 50 feet of such terrain. The proposal mandates ALUC (Airport Land Use Commission) review for developments primarily serving vulnerable occupants (defined as children, the elderly, and people with disabilities) within 3,000 feet from the side of the runway and 5,000 feet from the end of the runway. In addition to the prohibited uses, any use whose primary purpose is to serve vulnerable occupants within the runway vicinity is strongly discouraged.

Based on the criteria provided, the proposed Charter School is not a listed prohibited use, the proposed Project is meeting the criteria of the open space requirements, and although the proposed use includes vulnerable occupants, it is located +/- 5,174 feet away from the end, and +/- 5,894 feet away from the side of the FCH runway which exceeds the minimum required distances for ALUC review. The proposed maximum building height for the school is 29 feet 6 inches which is under the maximum height threshold of 100 feet for structures and 50 feet within the conical surface. Therefore, it is anticipated there will be no adverse impacts on Fresno-Chandler Executive Airport because of the proposed Project and the use is consistent with the Fresno County Airport Land Use Compatibility Plan.

PLANNED DEVELOPMENT PERMIT FINDINGS

Findings per Fresno Municipal Code Section 15-5905

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5905

A Planned Development Permit shall only be approved if all of the following findings are made:

a. The proposed development is consistent with the General Plan, 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, any applicable operative plan, and adopted policies, including the density and intensity limitations that apply; and

Finding a:

As proposed, the Project will be consistent with many of the goals, objectives, and policies of the Fresno General Plan including but not limited to:

Fresno General Plan Policies

Goal 7: Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the city.

Goal 8: Develop Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance.

Goal 9: Promote a city of healthy communities and improve quality of life in established neighborhoods.

Objective UF-1: Emphasize the opportunity for a diversity of districts, neighborhoods, and housing types.

Policy UF-1-f: Complete Neighborhoods, Densities, and Development Standards. Use Complete Neighborhood design concepts and development standards to achieve the development of Complete Neighborhoods and the residential density targets of the General Plan.

Policy UF-12-b: Activity Centers. 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.

Policy LU-1: Establish 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.

Policy LU-1-a: Promote Development within the Existing City Limits as of December 31, 2012. Promote new development, infill, and rehabilitation of existing building stock

in the Downtown Planning Area, along BRT corridors, in established neighborhoods generally south of Herndon Avenue, and on other infill sites and vacant land within the city.

Objective LU-2: Plan for infill development that includes a range of housing types, building forms, and land uses to meet the needs of both current and future residents.

Policy LU-2-a: Infill Development and Redevelopment. Promote development of vacant, underdeveloped, and re-developable land within the City Limits where urban services are available by considering the establishment and implementation of supportive regulations and programs.

Policy LU-5-j: Campus-Centered Communities. Encourage development of campus-centered communities by focusing growth around existing and planned academic facilities and by directing infrastructure to those areas.

Objective LU-8: Provide for the development of civic and institutional land uses to meet the educational, medical, social, economic, cultural, and religious needs of the community.

Objective HC-2: Create complete, well-structured, and healthy neighborhoods and transportation systems.

Objective HC-6: Improve access to schools and their facilities for the community.

Policy HC-6-b: Site Schools on Safe Streets. Work with all school districts operating in Fresno and private and charter schools to locate and design new school sites so they are located on safe streets.

Policy HC-6-d: New School Strategies. Advocate for school siting standards that allow smaller neighborhood schools. Allow new schools to be constructed in existing urbanized areas, and design schools to be focal points of community life.

Policy POSS-8-c: Park and School Site Coordination. Pursue the cooperative development and use of school sites with adjacent neighborhood parks for both school activities and non-school related recreational activities.

The project effectively meets the objectives of the Fresno General Plan, and it facilitates the development of complete neighborhoods, offering essential services, recreational spaces, and educational facilities within a walkable distance. Additionally, the design encourages collaboration with nearby parks, positioning the school as a focal point for community engagement. The project will utilize underdeveloped land where the necessary infrastructure and facilities are available to serve the property. The project promotes development and reinvestment within the City and preserves and protects resources within the City by expanding opportunities for development on infill properties. Infill development conserves resources and takes advantage of existing infrastructure. Overall, this project aligns with the General Plan's goals of fostering diverse, complete, and healthy neighborhoods.

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Policy 2.1.1 Create and maintain an urban form comprised of walkable neighborhoods, districts, and corridors that are supported by mixed-use neighborhood centers and the Downtown.

Policy 2.7.3 Promote the continued development of new, high quality public charter schools that provide unique programming offerings, such as career-technical education (CTE), visual and performing arts, civic leadership, and business and entrepreneurial curriculums.

The proposed charter school project aligns with the Downtown Neighborhoods Community Plan by creating a walkable environment that integrates educational facilities within a mixed-use neighborhood, encouraging residents to access the school and local amenities on foot. The proposed Project is designed to advance the Complete Neighborhoods concept of the General Plan by introducing a school within a currently underserved and disadvantaged neighborhood that lacks educational facilities. Its strategic location fosters connectivity and enhances the vibrancy of the area. Its focus on unique programming, including education and curriculum that incorporates the Fresno Chaffee Zoo, aligns with the promotion of high-quality public charter schools. Additionally, partnerships with the nearby zoo facilitate educational and recreational opportunities, enriching the community's engagement and fostering a dynamic learning environment. Overall, the project advances the development of accessible and diverse educational facilities within a well-integrated urban framework.

Fresno County Airport Land Use Compatibility Plan

The proposed project is situated within Fresno County Airport's Land Use Compatibility Plan (ALUCP) area of influence, specifically within Fresno-Chandler Executive Airport's (FCH) Safety Zone 6 – Traffic Pattern Zone with the subject parcel categorized as "Urban". Based on the criteria provided from the Fresno County Airport's Land Use Compatibility Plan (ALUCP), the proposed Charter School is not a listed prohibited use, the proposed Project is meeting the criteria of the open space requirements, and although the proposed use includes vulnerable occupants, it is located +/- 5,174 feet away from the end, and +/- 5,894 feet away from the side of the FCH runway which exceeds the minimum required distances for ALUC review. The proposed maximum building height for the school is 29 feet 6 inches, which is under the maximum height threshold of 100 feet for structures and 50 feet within the conical surface. Therefore, it is anticipated there will be no adverse impacts on Fresno-Chandler Executive Airport because of the proposed Project and the use is consistent with the Fresno County Airport Land Use Compatibility Plan.

b. The subject site is physically suitable for the type and intensity of the land use being proposed; and

Finding b:

The subject site, formerly occupied by a vacant auditorium that has since been demolished, is currently two vacant parcels situated on the south side of West Belmont Avenue between North Pacific and North Delno Avenues. The surrounding area includes established single-family residential neighborhoods, properties designated and zoned for neighborhood mixed-use, as well as parks and recreational spaces. All necessary utilities and services are either already available or will be installed by the developer as part of the site's development. The site will utilize a planned development permit to accommodate features such as parking, screening, and landscaping, and address any constraints that would impede the proposed development. The proposed Project is designed to fit well within the site, resulting in a Floor Area Ratio of 0.4, which is significantly below the maximum allowable ratio of 1.5. There is open space on site and the school will present an attractive and accessible interface with the neighborhood with attractive facades and abundant landscaping.

c. Adequate transportation facilities, utilities, and public services exist or will be provided, in accord with the conditions of PD approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of public services so as to be a detriment to public health, safety, or welfare; and

Finding c:

There are adequate transportation facilities, utilities and public services to serve the proposed development, as demonstrated by the initial Project comments received from departments and agencies during the application process. The site is an infill site surrounded by developed properties and will be required to provide all required public improvements as determined by Public Works, Public Utilities, and the Fresno Metropolitan Flood Control District.

The Department of Public Utilities (DPU) identified that adequate sanitary, sewer, and water services are available to serve the charter school project in its entirety, subject to implementation of the Fresno General Plan policies; the requirements contained within the DPU memorandum dated February 16, 2024, and the construction and installation of public facilities and infrastructure in accordance with Department of Public Works standards, specifications, and policies.

The Fresno Metropolitan Flood Control District (FMFCD) reviewed the proposed Project and has determined that permanent drainage service is available provided the developer can verify to the satisfaction of the city that runoff can be safely conveyed to the Master Plan inlet(s). Furthermore, FMFCD has indicated that the proposed development is not located within a flood prone area. All applicable requirements are listed in the memorandum from FMFCD dated February 6, 2024.

In summary, all necessary infrastructure and public services will be provided, and the project is not expected to exceed the capacity of the already existing services.

d. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area; and

Finding d:

The charter school is situated within an area designated for neighborhood mixed-use, which supports educational facilities. This alignment ensures that the school complements the planned land use and fulfills a community need. While the school's design is distinctive and unlike the existing architecture in the area, it has been crafted to serve as a landmark while still incorporating elements that respect the overall character of the neighborhood. The unique design will be complemented by high-quality landscaping and public spaces to create a visually appealing and welcoming environment.

The development includes a traffic management plan that incorporates sufficient on-site parking, drop-off zones, and safe pedestrian pathways to minimize disruption to local traffic patterns and ensure smooth access for students, parents, and staff. Public Works has also provided additional traffic requirements to address potential impacts. The school is designed to manage noise and activity levels in a way that minimizes disturbance to surrounding residential areas. The building layout and site design include landscape buffer zones and strategic placement of play areas to reduce potential noise impacts.

By providing a local educational facility, the school supports the community by offering accessible educational opportunities and enhancing neighborhood services. This contributes positively to the area's overall character and meets a demonstrated need for local educational resources. Although the Project involves deviations from Development Dode requirements, it is fully compliant with the conditions set forth in the development permit and planned development permit. This ensures that the Project aligns with broader planning objectives and integrates effectively within the context of the surrounding land uses. The proposed charter school will be compatible with the existing and planned land use character of the area and will not have a substantial adverse effect on surrounding land uses.

e. The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation, and/or substantial public benefit. In making this determination, the following factors should be considered:

- 1. Appropriateness of the use(s) at the proposed location.*
- 2. The mix of uses, housing types, and housing price levels.*
- 3. Provision of infrastructure improvements.*
- 4. Provision of open space. For example, a greater amount of open space than would otherwise be provided under the strict application of this code.*
- 5. Connectivity to public trails, schools, etc.*
- 6. Compatibility of uses within the development area.*

7. *Creativity in design and use of land.*

8. *Quality of design, and adequacy of light and air to the interior spaces of the buildings.*

9. *Overall contribution to the enhancement of neighborhood character and to the built and natural environment of Fresno in the long term.*

Finding e.

The charter school is well-suited to its location within the neighborhood mixed-use zone, which permits educational facilities. This particular placement addresses a significant community need for local educational resources and integrates seamlessly with surrounding residential and mixed-use areas. While the Project focuses primarily on educational use, it is designed to complement the diverse mix of surrounding land uses, including residential and mixed-use developments. The presence of a charter school enhances the neighborhood's functionality by adding an important community asset, potentially increasing the attractiveness of nearby residential properties.

All required infrastructure will be provided per City standards and the Conditions of Approval. Open space is abundant on the proposed site plan. There will be a playground, open green spaces, and the corridors have been designed to be generous and open to facilitate play. Furthermore, Golden Charter Academy has a strong relationship with the Chaffee Zoo and the children spend part of every day in its open spaces as part of their curriculum.

The Project features highly creative and innovative design elements. The distinctive architecture and unique design features, including a prominent corner element and grand entry, contribute to a memorable landmark along Belmont Avenue.

The school's design incorporates high-quality elements, such as glass facades along Belmont and Pacific Avenues, with brushed stainless-steel louvers that balance light and shade. The adjustable louvers on Pacific Avenue, clad with photovoltaic panels, enhance both visual interest and sustainability. Each classroom features a glass wall that opens onto an outdoor patio, providing exceptional natural light and ventilation.

By situating this Project in this neighborhood, the charter school enhances local character and contributes positively to the built and natural environment of Fresno. The Project demonstrates a commitment to both community enrichment and environmental preservation, offering substantial long-term benefits to the area.

In summary, the proposed charter school development excels in community design, environmental preservation, and public benefit by addressing key factors such as location appropriateness, open space provision, infrastructure improvements, and high-quality design, while enhancing the overall character and sustainability of the neighborhood.