

**FRESNO MUNICIPAL CODE FINDINGS
FINDINGS CRITERIA FOR REZONES AND PLAN AMENDMENTS**

Section 15-5812 of the Fresno Municipal Code provides that the Planning Commission shall not recommend and the City Council shall not approve an application unless the proposed Rezone or Plan Amendment meets the following criteria:

Findings per Fresno Municipal Code Section 15-5812	
<i>A. The change is consistent with the General Plan goals and policies, any operative plan, or adopted policy; and,</i>	
<i>Finding A:</i>	For the reasons contained within the attached addendum to the environmental impact report for the associated environmental assessment as well as within the Staff Report to the Planning Commission dated September 16, 2020, the proposed project is found to be consistent with all applicable goals, objectives and policies of the Fresno General Plan and Bullard Community Plan. Subject to compliance with future conditions of approval for development and implementation of identified project specific mitigation, the proposed project may be found consistent with all applicable local ordinances, regulations, policies and standards.
<i>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,</i>	
<i>Finding B:</i>	The subject property is located within the City of Fresno limits, the City of Fresno's General Plan Boundary and Sphere of Influence. The project site has been developed with retail, office, and food service uses. Furthermore, properties on all sides of the project site have been developed with, retail, office and light industrial uses. The uses that have been established at the Park Place shopping center have been permitted by right or with a conditional use permit.
<i>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 General Plan, any applicable operative plan, or adopted policy; and to increase the inventory of land within a given zoning district to meet market demand.</i>	
<i>Finding C:</i>	For the reasons contained within the attached addendum for the associated environmental assessment as well as within the Staff Report to the Planning Commission dated September 16, 2020, the proposed project achieves the balance of land uses desired by the City of Fresno. Plan Amendment and Rezone Application Nos. P20-00957, proposes minor changes to the land use and zoning maps to either 1) implement City Council direction provided in February 2016 allowing property owners to request a reversion to previously existing zoning on their property or 2) to make technical corrections. No new development is proposed at this time for the existing Park Place Shopping Center and future development will be evaluated in accordance with the City of Fresno General Plan goals and policies.

Based upon the plans and information submitted by the applicant, staff has determined that all of the findings above can be made.