

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5812

Pursuant to FMC Section 15-5811, 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:

a. The change is consistent with the General Plan goals and policies, any operative plan, or adopted policy; and

Finding a: For the reasons contained within the attached initial study for the associated environmental assessment as well as within the Background and Analysis section contained within the Staff Report to the Planning Commission dated November 20, 2019, 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 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.

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 subject property is located within the City of Fresno limits which lies within the City of Fresno's General Plan Boundary and Sphere of Influence. Furthermore, the project site is located within an area which is developing and meets the General Plan goals and strategies for sequencing of development and growth. Furthermore, the vicinity of the subject property is currently undergoing growth in development in a manner which is encompassing the subject property with urban development and currently meets the goals for commercial development. Therefore, for the reasons contained within the attached initial study for the associated environmental assessment as well as within the Background and Analysis section contained within the Staff Report to the Planning Commission dated November 20, 2019, the project site is a logical expansion for purposes of orderly development inside city limits as depicted on Figure IM-2: Sequencing of Development of the General Plan; and, will promote orderly land use development in pace with public facilities and services needed to serve development.

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.

Finding c: For the reasons contained within the attached initial study for the associated environmental assessment as well as within the Background and Analysis section of the Staff Report to the Planning Commission dated November 20, 2019, the proposed project achieves the balance of land uses desired by the City of Fresno through planning and implementation of the Complete Neighborhoods concept and strategy for development by affording connectivity, financial

	incentives for investing, design compatibility, providing missing uses such as recreation, neighborhood serving public service and employment opportunities, enhanced landscaping and maintenance of public right-of-way areas, and providing community-based services. The proposed Plan Amendment and Rezone would provide the area with new, and much needed, housing development in an area already served by adequate commercial uses.
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FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5206

Pursuant to FMC 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; and

Finding a:	Development Permit Application No. P19-02033, pending approval of Plan Amendment/Rezone P19-02030, meets all provisions of the Fresno Municipal Code per the RM-2 (Residential Multi-Family, Urban Neighborhood) zone district. Multi-family residential is permitted by right in the RM-2 zone district pursuant to FMC Table 15-1002. All applicable standards have been incorporated into the Conditions of Approval dated November 20, 2019.
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b. The General Plan and any operative plan or policies the City has adopted; and

Finding b:	Development Permit Application No. P19-02033 complies with the goals, objectives, and policies contained in the Fresno General Plan and the Bullard Community Plan, subject to the Conditions of Approval dated November 20, 2019.
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c. Any applicable design guidelines adopted by the City Council; and

Finding c:	The proposed development is consistent with all applicable design guidelines of the RM-2 zone district. All applicable design guidelines are incorporated with the Conditions of Approval, dated November 20, 2019.
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d. Any approved Tentative Map, Conditional Use Permit, Variance, or other planning or zoning approval that the project required.

Finding d:	The project will be required to comply with the Conditions of Approval dated November 20, 2019 for the Plan Amendment/Rezone application as well as the Development Permit Application.
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