Exhibit K

FRESNO MUNICIPAL CODE FINDINGS
REZONE APPLICATION NO. P26-00729

REZONE FINDINGS

Section 15-5812 of the Fresno Municipal Code provides that the Planning Commission shall not recommend and the City Council shall not approve a rezone application unless if it makes all of the following findings:

Findings per Fresno Municipal Code Section 15-5812	
A. The change is consistent with the General Plan goals and policies, any operative plan, or adopted policy;	
Finding A:	The subject property is located within the Fresno General Plan which designates the subject property for Medium High Density Residential planned land uses. Rezone Application No. P26-00729 proposes to remove conditions of zoning that limit the development of the subject property. The project is consistent with the following Fresno General Plan goals, objectives, and policies related to residential land use and the urban form: <u>Goals</u> • **Goal 1:** Increase opportunity, economic development, business and job creation. • **Goal 7:** Provide for a diversity of districts, neighborhoods, housing types, residential densities, job opportunities, recreation, open space, and education that appeal to a broad range of people throughout the city. • **Goal 9:** Promote a city of healthy communities and improve quality of life in established neighborhoods. <u>Objectives</u> • **Objective UF-1:** Emphasize the opportunity for a diversity of districts, neighborhoods, and housing types. • **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. • **Objective LU-5:** Plan for a diverse housing stock that will support balanced urban growth, and make efficient use of resources and public facilities. <u>Policies</u> • **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 LU-2-a:** 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-d:** Medium-High Density Residential Uses. Promote medium-high density residential uses to optimize use of available or planned public facilities and services and to provide housing opportunities with convenient access to employment, shopping, services, and transportation. The project supports the above-mentioned policies in that the proposed rezone to remove the conditions of zoning will allow the currently vacant parcel, centrally located within City limits, to be developed in the future with uses consistent with the applicable Medium High Density Residential land use designation of the Fresno General Plan.
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 removal of the conditions of zoning limiting the development of the property is consistent with the purpose of the Development Code to promote the growth of the city in an orderly and sustainable manner, by allowing for residential units to be developed that would otherwise be prohibited by the conditions of zoning.
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:	The subject property is a designated Housing Element site. Future residential projects would otherwise be prohibited at the project site due to conditions of zoning that limit the development of the site. The removal of the conditions of zoning is necessary to achieve a balance of land uses and will provide sites for needed housing uses that are consistent with the General Plan, the Hoover Community Plan, and the Development Code.

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