

Exhibit E

FRESNO MUNICIPAL CODE 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 Criteria 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>	
Finding A:	<p>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 West Area Community Plan. As proposed, the project will be consistent with the Fresno General Plan goals and objectives including:</p> <p><u>Goals:</u></p> <ul style="list-style-type: none">• Goal 1: Increase opportunity, economic development, business, and job creation.• 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 15: Improve Fresno's visual image and enhance its form and function through urban design strategies and effective maintenance. <p>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.</p> <p><u>Objectives:</u></p> <p>Objective LU-5 of the General Plan, which calls for a diverse housing stock that will support balanced urban growth, and make efficient use of resources and public facilities.</p> <p><u>Policies:</u></p> <p>Policy LU-5-C promotes medium density residential uses to maximize efficient use of residential property through a wide range of densities.</p> <p>Policy LU-1-a of the Fresno General Plan also promotes new development within the existing City limits as of December 31, 2012.</p>

	<p>Policy UF-1-d further emphasizes provisions for a diversity and variation of building types, densities, and scales of development in order to reinforce the identity of individual neighborhoods, foster a variety of market-based options for living and working to suit a large range of income levels, and further affordable housing opportunities throughout the city.</p> <p>The existing development on adjacent properties is not conducive to the policies for business parks, and the proposed change will be consistent with the General Plan goals and policies, as well as the West Area Community Plan.</p>
<p><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></p>	
<p>Finding B:</p>	<p>The project site is located within an area which is attracting substantial development interest and which meets the General Plan goals and strategies for sequencing of development and growth. The vicinity of the subject property is currently undergoing rapid growth with residential uses, and the subject property is a logical location for further residential expansion, as the subject site will be served with public facilities and services needed to provide for increased housing opportunities.</p>
<p><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></p>	
<p>Finding C:</p>	<p>The project proposes to amend the Fresno General Plan and West Area Community Plan to achieve the balance of land uses desired by the City of Fresno. This includes but is not limited to emphasizing land conservation and maximizing the efficient use of available underutilized property within a planned residential growth area through future Tentative Tract Map applications which will increase the inventory of land available for development of single family residential homes while providing for a variety of market-based options to suit a large range of income levels on lands situated within proximity to public facilities, schools and employment opportunities.</p>