

Attachment G
Findings

Plan Amendment Findings
Fresno Municipal Code Section 15-5812

SECTION 15-5812 OF THE FRESNO MUNICIPAL CODE STATES THAT THE PLANNING COMMISSION SHALL NOT RECOMMEND AND THE CITY COUNCIL SHALL NOT APPROVE AN APPLICATION UNLESS THE PROPOSED PLAN AMENDMENT MEETS THE FOLLOWING CRITERIA:

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

**Finding
A:**

Plan Amendment Application No. A-17-001, an amendment to the City’s adopted Housing Element, is consistent with the goals and policies of the Fresno General Plan, and all operative plans and adopted policy related to housing in the City of Fresno. California Government Code Section 65300 requires that General Plans be internally consistent. The Housing Element, as an element of the Fresno General Plan, is consistent with the goals, objectives and policies of the other elements of the general plan. Key goals, objectives, and policies from the Fresno General Plan Urban Form, Land Use, and Design Element are noted below to illustrate the Housing Element’s consistency with the General Plan.

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

Policy UF-1-d: Range of Housing Types: Provide for 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.

Policy UF-1-e: Unique Neighborhoods: Promote and protect unique neighborhoods and mixed use areas throughout Fresno that respect and support various ethnic, cultural and historic enclaves; provide a range of housing options, including furthering affordable housing opportunities; and convey a unique character and lifestyle attractive to Fresnoans. Support unique areas through more specific planning processes that directly engage community members in creative and innovative design efforts.

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-b: Infill Development for Affordable Housing: Establish a priority infill incentive program for residential infill development of existing vacant lots and underutilized sites within the City as a strategy to help to meet the affordable housing needs of the community.

<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 proposed change consists of the amendment of the existing Housing Element in Chapter 11 of the General Plan. The change includes updating Chapters 1, 3 and 6 of the Housing Element with an update to the Sites Inventory and additional implementation programs. No land use, zoning, or text changes to the Development Code are proposed. The purpose of the Housing Element is to identify ways that the housing needs of existing and future residents can be met through the encouragement of the development of a variety of housing types. This goal 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.</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 Housing Element Amendment is necessary to achieve the balance of land uses desired by the City and to provide sites for needed housing, consistent with the General Plan, operative plans and adopted policy. Although the Housing Element Amendment will not increase the inventory of sites available for housing as defined in the general plan, it clearly identifies them and thereby facilitates a more focused and coordinated implementation of the City's housing programs. The clear identification of land available for housing in the sites inventories also may help housing developers identify land available which in turn could help meet market demand for housing.</p>