

Attachment G
Plan Amendment Findings

**ATTACHMENT G
PLAN AMENDMENT APPLICATION FINDINGS**

Findings per Fresno Municipal Code Section 15-5812

The Planning Commission may recommend and the City Council may approve a Plan Amendment application if it finds that the application is consistent with the purposes of this article and with the following:

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

Finding A:	Plan Amendment Application P19-04226 is consistent with the following General Plan Goals 3. <i>Emphasize conservation, successful adaptation to climate and changing resource conditions, and performance effectiveness in the use of energy, water, land, buildings, natural resources, and fiscal resources required for the long-term sustainability of Fresno</i> because reduction in vehicle miles traveled (VMT) will conserve fuel, reduce greenhouse gas emissions, and improve air quality; 11. <i>Emphasize and plan for all modes of travel on local and Major Streets in Fresno</i> because using VMT to measure transportation impacts requires enhancing alternative modes of transportation such as walking, biking and transit as mitigation when the impacts exceed the thresholds. The Mobility and Transportation Element of the General Plan identifies the reduction of VMT as one of four guiding approaches to the element itself (page 4-15). The proposed plan amendment is also consistent with policy MT-1-d, Integrating Land Use and Transportation Planning, policies MT-1-g and h, Complete Streets; and policies MT-2-b and c, which call for the reduction of VMT. In addition, the Plan Amendment is consistent with the Active Transportation Plan, since VMT mitigation calls for more investment in active forms of transportation.
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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.

Finding B:	The proposed project is consistent with the purpose of the Development Code to promote growth of the city in an orderly and sustainable manner, and to promote and protect the public health, safety, peace, comfort and general welfare. Plan Amendment Application P19-04226 proposes changes to the General Plan Mobility and Transportation Element that would require a new metric, VMT, to be used to measure transportation impacts under CEQA, but to allow LOS to be used for planning purposes. The use of these measures will enhance the city's growth in an orderly and sustainable manner, facilitating infill, consistent with the General Plan and Development Code, and requiring needed new infrastructure in the growth areas to promote a reduction in VMT. In addition, any new improvements needed for safety or to reduce congestion may still be required at the discretion of City staff.
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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:	Plan Amendment No. P19-04336 does not propose land use changes, but it does propose a new transportation metric in CEQA, VMT, that could facilitate more residential
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	<p>and commercial infill development, since projects proposed within ½ mile of a high quality transit corridor would be exempt from VMT analysis, which would help streamline the entitlement process. This would help achieve the balance of land uses desired by the City, as higher density affordable housing is in high demand, per the City's Housing Element and Regional Housing Needs Allocation. In addition, more employment uses are desired along the High Quality Transit Corridors (they are mostly zoned for mixed use)—see Southern Blackstone Smart Mobility Strategy.</p>
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