

Exhibit F

FRESNO MUNICIPAL CODE FINDINGS DEVELOPMENT PERMIT APPLICATION NO. P22-04122

DEVELOPMENT PERMIT FINDINGS

Section 15-5206 of the Fresno Municipal Code provides that 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:

Findings per Fresno Municipal Code 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:	
Finding a:	<i>The applicable standards and requirements of this Code.</i>
<p>a. The proposed structure and use is permitted in the CR (<i>Commercial – Regional</i>) zone district and is subject to the development standards of said zone district pursuant to Chapter 15, Article 12 of the FMC. Given the conditions of approval, the project will comply with all applicable standards and requirements of the Code.</p>	
Finding b:	<i>The General Plan and any operative plan or policies the City has adopted.</i>
<p>b. The Fresno General Plan designates the subject site for Commercial – Regional planned land uses and provides objectives to guide in the development of these projects. Development Permit Application No. P22-04122 meets all policies and objectives of the Fresno General Plan. The following are excerpts of such objectives.</p> <p><u>Objective:</u> LU-6: Retain and enhance existing commercial areas to strengthen Fresno’s economic base and site new office, retail, and lodging use districts to serve neighborhoods and regional visitors.</p> <p><u>Implementing Policies:</u> LU-6-a: Foster high quality design, diversity, and a mix of amenities in new development with uses through the consideration of guidelines, consistent with the Urban Form policies of this Plan.</p> <p>LU-6-e: Promote economic growth with regional commercial centers.</p> <p>The proposed development will enhance the existing surrounding commercial areas that will continue to strengthen Fresno’s economic base. In addition, the new commercial building façade complies with the FMC and provides a high-quality design. The subject property is adjacent to an existing shopping center to the south and will connect to the adjacent developed commercial property to the north providing an extension of an existing regional commercial center.</p>	
Finding c:	<i>Any applicable design guidelines adopted by the City Council.</i>
<p>c. The proposed structure and site layout is consistent with the site design and façade design development standards provided in the CR (<i>Commercial – Regional</i>) zone district, and the design guidelines adopted in the Fresno General Plan.</p>	

Finding d:	<i>Any approved Tentative Map, Conditional Use Permit, Variance, or other planning or zoning approval that the project required.</i>
<p>d. All special conditions required for the proposed project have been incorporated into the Conditions of Approval which shall be met prior to issuance of building permits/occupancy. Furthermore, the applicant is required to submit corrected exhibits, inclusive of all conditions of approval which will ensure that all requirements are met.</p>	
Finding e:	<i>Fresno County Airport Land Use Compatibility Plan (as may be amended) adopted by the Fresno County Airport Land Use Commission pursuant to California Public Utilities Code Sections 21670-21679.5</i>
<p>e. The project is located in the Traffic Pattern Zone 7 and the 60 CNEL noise contour. An airport disclosure notice is required as conditioned. The project as proposed complies with the Safety Criteria Matrix of the Fresno County Airport Land Use Compatibility Plan.</p>	

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.