

Exhibit F

FRESNO MUNICIPAL CODE FINDINGS

T-6172

TENTATIVE TRACT MAP FINDINGS

Section 15-3309 of the Fresno Municipal Code provides that the Review Authority (Planning Commission) for a tentative tract map may approve or conditionally approve a tentative tract map if it makes all of the following findings:

Findings per Fresno Municipal Code Section 15-3309	
<i>A. Consistency. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable operative plan, adopted policies or guidelines, and the Municipal Code; and,</i>	
Finding A:	<p>The subject property is located within the Fresno General Plan and the Bullard Community Plan, both plans designate the subject property for Urban Neighborhood Residential (16-30 dwelling units per acre) planned land uses. Vesting Tentative Tract Map 6172/UGM proposes a single-lot subdivision for condominium purposes with 234 dwelling units on ±14.01 acres at a density of 16.7 dwelling units per acre.</p> <p>The project is consistent with the following Fresno General Plan goals, objectives and policies related to residential land use and the urban form:</p> <p><u>Goals</u></p> <ul style="list-style-type: none">• 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 10: Emphasize increased land use intensity and mixed-use development at densities supportive of greater use of transit in Fresno.• 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 UF-1 emphasizes the opportunity for a diversity of districts, neighborhoods,</p>

	<p>and housing types.</p> <p>Objective LU-1 promotes 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.</p> <p>Objective LU-2 emphasizes to 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.</p> <p>Objective LU-5 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 UF-1-d emphasizes provisions for a diversity and variation of building types, densities, and scale 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>Policy LU-1-a promotes new development, infill, and rehabilitation of existing building stock in the Downtown Planning Area, along BRT corridors, in established neighborhoods generally south of Herndon Avenue, and on other infill sites and vacant land within the City.</p> <p>Policy LU-2-a promotes the 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.</p> <p>Policy LU-5-e promotes urban neighborhood residential uses to support compact communities and Complete Neighborhoods that include community facilities, walkable access to parkland and commercial services, and transit stops.</p> <p>Policy LU-5-g supports development adjacent to established neighborhoods that is compatible in scale and character with the surrounding area.</p> <p>Policy LU-5-h supports housing that offers residents a variety of amenities including public and private open space, landscaping, with direct access to public transit and community gathering spaces.</p> <p>Therefore, it is staff's opinion that the proposed project is consistent with respective general and community plan objectives and policies and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno.</p>
<p><i>B. Passive and Natural Heating and Cooling.</i> <i>The proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision; and,</i></p>	
Finding B:	<p>The proposed condominium map encompasses a previously approved multi-family complex (Development Permit Application Nos. D-17-030 and P20-00756) that considered the placement and design of the structures to be oriented and constructed in a manner which will be able to take advantage of shade and/or prevailing breezes in order to take advantage of natural and passive heating and</p>

	cooling opportunities.
C. Availability of Water. <i>Water will be available and sufficient to serve a proposed subdivision with more than 500 dwelling units in accordance with the Subdivision Map Act (Section 66473.7); and,</i>	
Finding C:	The project consists of the creation of a single-lot subdivision for condominium purposes, and the number of dwelling units approved on the subject property is less than 500. Therefore, a water supply assessment is not required. Water facilities are available to provide service to the subject property consistent with the conditions of approval provided in the Department of Public Utilities memorandum dated October 26, 2020.
D. Infrastructure Capacity. <i>There exists sufficient infrastructure capacity for water, runoff, storm water, wastewater, and solid waste systems to serve the proposed subdivision; and,</i>	
Finding D:	Pursuant to the findings and representations made within the Public Utilities section included within the Staff Report to the Planning Commission dated December 2, 2020, and subject to compliance with the attached conditions of approval, it is determined that sufficient infrastructure capacity for water, runoff, storm water, wastewater, and solid waste systems exist or will be available to serve the proposed project.
E. Compliance with Floodplain Regulations. <i>The proposed subdivision is compliant with the City of Fresno Floodplain Management Ordinance and the State of California Code of Regulations Title 23, as well as any other applicable State or federal laws.</i>	
Finding E:	According to the Fresno Metropolitan Flood Control District (FMFCD), the subject property is not located within a designated flood prone or hazard area, as designated on the latest Flood Insurance Rate Maps available to the District.

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.