

Exhibit F

FRESNO MUNICIPAL CODE FINDINGS

VESTING TENTATIVE TRACT MAP NO. 6385

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:	The subject property is located within the Fresno General Plan which designates the subject property for Medium Density Low Residential (3.5-6 dwelling units per acre) planned land uses. Vesting Tentative Tract Map No. 6385 proposes a 39-lot single-family residential subdivision on approximately 11.10 acres at a density of 3.51 dwelling units per acre. The project is consistent with the following Fresno General Plan goals, objectives, and policies related to residential land use and the urban form: <u>Goals</u> • 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. This goal contributes 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. <u>Objectives</u> • Objective UF-1: Emphasizes the opportunity for a diversity of districts, neighborhoods, and housing types. • Objective LU-5: Calls for a diverse housing stock that will support balanced urban growth and make efficient use of resources and public facilities. <u>Policies</u> • Policy UF-1-a: Supports development projects that provide Fresno with a diversity of urban and suburban neighborhood opportunities. • Policy LU-5-b: Promotes medium low density residential uses to preserve existing uses of that nature or provide a transition between low and medium density residential areas.

	The proposed subdivision is surrounded on three sides by two major streets and one local street, and the remaining side is vacant single-family residential land. The proposed subdivision has been designed to promote connectivity to the major street with a trail. Pedestrian and bicycle access will be provided for more direct access to the greater community area. The project supports the above-mentioned policies in that the density and intensity of the proposed development conform to the applicable Medium Low Density Residential land use designation of the Fresno General Plan. 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.
B. <i>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>	
Finding B:	As proposed, to the extent feasible, the proposed subdivision will provide for future passive or natural heating or cooling opportunities by maximizing northerly-southerly facing lots (36% of the lots facing northerly-southerly).
C. <i>Availability of Water.</i> <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 a 39-lot residential subdivision/development. Therefore, a water supply assessment is not required. The Department of Public Utilities, Water Division has reviewed the proposed project and has determined that compliance with the City's requirements and/or restrictions for water service will provide an adequate, reliable, and sustainable water supply for the project's urban domestic and public safety consumptive purposes.
D. <i>Infrastructure Capacity.</i> <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:	The project was reviewed by appropriate partner agencies and it was determined that there is sufficient infrastructure capacity for water, runoff, storm water, wastewater, and solid waste systems to serve the proposed subdivision, subject to compliance with conditions of approval dated February 15, 2023.
E. <i>Compliance with Floodplain Regulations.</i> <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:	The proposed project site is not located within a designated floodplain or floodway.

PLANNED DEVELOPMENT FINDINGS

A Planned Development shall only be approved if all of the following findings are made:

Findings per Fresno Municipal Code Section 15-5905

A. *The proposed development is consistent with the General Plan, any applicable operative plan, and adopted policies, including the density and intensity limitations that apply; and,*

Finding A:

The subject property is located within the Fresno General Plan which designates the subject property for Medium Density Low Residential (3.5-6 dwelling units per acre) planned land uses. Vesting Tentative Tract Map No. 6385 proposes a 39-lot single-family residential subdivision on approximately 11.10 acres at a density of 3.51 dwelling units per acre.

The project is consistent with the following Fresno General Plan goals, objectives, and policies related to residential land use and the urban form:

Goals

- 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.

This goal contributes 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.

Objectives

- Objective UF-1: Emphasizes the opportunity for a diversity of districts, neighborhoods, and housing types.
- Objective LU-5: Calls for a diverse housing stock that will support balanced urban growth and make efficient use of resources and public facilities.

Policies

- Policy UF-1-a: Supports development projects that provide Fresno with a diversity of urban and suburban neighborhood opportunities.
- Policy LU-5-b: Promotes medium low density residential uses to preserve existing uses of that nature or provide a transition between low and medium density residential areas.

The proposed subdivision is surrounded on three sides by two major streets and one local street, and the remaining side is vacant single-family residential land. The proposed subdivision has been designed to promote connectivity to the major street with a trail. Pedestrian and bicycle access will be provided for more direct access to the greater community area.

The project supports the above-mentioned policies in that the density and intensity of the proposed development conform to the applicable Medium Low Density Residential land use designation of the Fresno General Plan.

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.
<i>B. The subject site is physically suitable for the type and intensity of the land use being proposed; and,</i>	
Finding B:	The Fresno General Plan classifies the subject property as Medium Low Density Residential (3.5-6 dwelling units per acre) and the project is proposing a density of 3.51 du/ac, which is consistent with the planned land use and zoning of the property. The proposed use is also consistent with the surrounding uses, which is vastly comprised of single-family residential planned land uses.
<i>C. Adequate transportation facilities, utilities, and public services exist or will be provided, in accord with the conditions of PD approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of public services so as to be a detriment to public health, safety, or welfare; and,</i>	
Finding C:	The project fronts onto North Portofino Drive, which is a local street. There are currently no FAX bus facilities serving the site, however with more development, this may increase the need for bus service. It should be noted that the closest FAX bus facility is approximately one mile from the subdivision entrance at the intersection of East International and North Willow Avenues. The project was routed to both the Fire Department and the Department of Public Utilities and has been appropriately conditioned to provide services to the project, as well as ensure there will be no negative impacts or a reduction of public services which would result in a detriment to public health, safety or welfare.
<i>D. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area; and,</i>	
Finding D:	Planning and Development Department staff have determined that the proposed use will not have a substantial adverse effect on surrounding land residential uses if developed in accordance with the various conditions and requirements established through the related vesting tentative tract map application review and planned development application review process.
<i>E. The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation, and/or substantial public benefit. In making this determination, the following factors should be considered:</i> <i>1. Appropriateness of the use(s) at the proposed location.</i> <i>2. The mix of uses, housing types, and housing price levels.</i> <i>3. Provision of infrastructure improvements.</i> <i>4. Provision of open space. For example, a greater amount of open space than would otherwise be provided under the strict application of this code.</i> <i>5. Connectivity to public trails, schools, etc.</i> <i>6. Compatibility of uses within the development area.</i> <i>7. Creativity in design and use of land.</i> <i>8. Quality of design, and adequacy of light and air to the interior spaces of the buildings.</i> <i>9. Overall contribution to the enhancement of neighborhood character and to the built and natural environment of Fresno in the long term.</i>	

Finding E:	The subject property is planned and zoned for single-family residential uses. The planned development gives the prospective home buyers the option of purchasing a mainstream type of home with less annual expense on yard maintenance and water consumption. Private gated entrances provide for additional security for the homebuyer and create a more varied mix of residential uses for the immediate area. Multiple exterior elevations with various architectural styles will be a standard option for home buyers. All required infrastructure improvements will be constructed by the project applicant. Overall, the project positively contributes to the enhancement of the neighborhood character and to the built and natural environment providing for additional private single-family residential development options for the neighborhood.
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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.