

Exhibit N
Fresno Municipal Code Findings

FRESNO MUNICIPAL CODE FINDINGS

Plan Amendment and Rezone Findings

Section 15-5812 of the Fresno Municipal Code provides that the Planning Commission shall not recommend, and the City Council shall not approve, an application unless the proposed Rezone or Plan Amendment meets the following criteria:

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

Finding A: As detailed in the Staff Report, the proposed project is found to be consistent with all applicable goals, objectives, and policies of the Fresno General Plan (including the Housing Element). The Specific Plan contains proposed land uses that are different than those on Figure LU-1 of the General Plan, thus a General Plan amendment is included to ensure consistency between both documents. The South Central Specific Plan is an anticipated refinement of the General Plan (page 3-20, Policy D-7-b; and pages 12-23 through 12-28, and Figures IM-1 and IM-2). See the “General Plan Consistency” section of the staff report for further details.

Criteria 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,

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. The vision, guiding principles, policies, and implementation strategies of the Plan are designed to promote and protect the public health, safety, peace, comfort, and general welfare of the people living and working in and around the Plan area. The Plan relies on the adopted Development Code to implement its guiding principles and policies. The Plan asks for consideration of future changes to the Development Code that would help implement the guiding principles and policies of the Plan, however these changes would occur under a separate Text Amendment process.

Criteria 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: The change in land use will achieve a balance of land uses desired by the City, reflect the desires of community members within the Plan Area, and align with the Market Study conclusions for the Plan Area. The Plan assigns residential land use designations to all existing parcels with residences in the Plan Area, reduces Heavy Industrial acreage to create a land use buffer between Heavy Industrial and sensitive uses, and adds Commercial (retail) and Business Park (office) land use designations while maintaining adequate Industrial land uses to provide for growth in line with the Market Study conclusions, consistent with the General Plan, and desires of the City. See sections that include "Council Resolution 2019-235" in the staff report for further details.