

**Exhibit I –
Fresno Municipal Code Findings**

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:

a. The applicable standards and requirements of this Code.

Finding a: The proposed use, Office (Business and Professional), are permitted in the O/EA/cz (Office/Expressway Area/conditions of zoning) zone district. The proposed project is subject to and has been conditioned for compliance with the development standards of said zone district, including but not limited to FMC Sections 15-1303, 15-1304, and 15-1305.

b. The General Plan and any operative plan or policies the City has adopted.

Finding b: The project complies with the goals, objectives, and policies contained in the Fresno General Plan, Hoover Community Plan, as well as with the planned land use designation of Employment - Office. The project supports the policies of the Fresno General Plan by developing land in a manner that protects and improves public health and safety and promotes a city of healthy communities and improves quality of life in established neighborhoods. Examples of relevant General Plan objectives with which the project is consistent include, but are not limited to:

General Plan Goal No. 1: Increase opportunity, economic development, business, and job creation. Use urban form, land use, and Development Code policies to streamline permit approval, promote local educational excellence and workforce relevance, significantly increase business development and expansion, retain, and attract talented people, create jobs and sustained economic growth, strategically locate employment lands and facilities, and avoid over-saturation of a single type of housing, retail, or employment.

Objective LU-1: Establish 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.

- **Policy LU-1-a:** Promote 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.

Objective LU-2: 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.

- **Policy LU-2-a:** Promote 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.

	Objective 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. • Policy LU-6-c: Promote the establishment of development standards for new offices, addressing location, size, and intensity necessary to meet the City's needs. Integrate and support employment in adjacent and proximate neighborhoods. • Policy LU-6-d: Plan for neighborhood mixed use and community commercial uses to implement the Urban Form concepts of this Plan, promote the stability and identity of neighborhoods and community shopping areas, and allow efficient access without compromising the operational effectiveness of the street system.
<i>c. Any applicable design guidelines adopted by the City Council.</i>	
Finding c:	Compliance with the O/EA/cz zone district development standards and the attached Conditions of Approval will ensure that the proposed Business and Professional use will conform to the design guidelines established by City Council. Given the conditions of approval, the project will meet all applicable standards and requirements of the development code, including FMC Articles 23, 24, 25, and 27.
<i>d. Any approved Tentative Map, Conditional Use Permit, Variance, or other planning or zoning approval that the project required.</i>	
Finding d:	The proposal does not require approval of a tentative parcel map, conditional use permit, or variance for approval. However, the project may be redesigned in accordance with the conditions of approval, which have been prepared to assure conformance to the established development standards in the O zone district. Furthermore, the applicant is required to submit corrected exhibits, inclusive of all conditions of approval which will ensure that all requirements are met.
<i>e. 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>	
Finding e:	The proposed project is located within the area of influence under the Fresno County Airport Land Use Compatibility Plan (ALUCP). The project site is located within the Fresno Yosemite International Airport's (FYIA) Safety Zone 7 – Precision Approach Zone. This zone only prohibits hazards to flight. The proposed development of Office (Business and Professional) is not considered a hazardous use or structure for aviation that would conflict with the ALUCP requirements, therefore is compatible and consistent with the plan. Thus, there are no prohibitions on land uses within this zone. The project is less than 100 feet tall and review by the Airports is not required.