

Findings per Fresno Municipal Code Section 15-5306

a. *The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Code and all other chapters of the Municipal Code; and,*

Finding a:	The use proposed by Conditional Use Permit Application No. C-17-057, the construction of approximately 162,000-square-feet of retail, restaurant, and entertainment facilities, is allowed in the CR (Commercial-Regional) zone district, with a conditional use permit as required by a shopping center development agreement dated July 7, 2011, with amendments. The existing and proposed use is in compliance with all applicable chapters of the FMC.
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b. *The proposed use is consistent with the General Plan and any other applicable plan and design guideline the City has adopted; and,*

Finding b:	The proposed project is in compliance with the Fresno General Plan and the Bullard Community Plan. The proposed use is compatible with the surrounding uses and the concept of creating complete neighborhood with a full range of amenities within walking distance for residents.
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c. *The proposed use will not be substantially adverse to the public health, safety, or general welfare of the community, nor be detrimental to surrounding properties or improvements; and,*

Finding c:	The proposed uses will not have a negative impact on either the subject site or neighboring properties given the project conditions of approval. The applicant will be required to comply with the Fresno Police Department and the County of Fresno Department of Public Health requirements. These conditions are intended to help protect the public health, safety, and welfare of patrons and surrounding properties. Approval of the special permit would be in accordance with applicable provisions of the FMC, including the determination that all findings have been made relative to the issuance of a conditional use permit for the proposed project. Furthermore, an Addendum has been prepared to EIR No. 10144 (SCH NO. 2008011003) which was previously certified for purposes of the Marketplace at El Paseo Project. This Addendum includes necessary findings to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR have occurred.
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d. *The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity; and,*

Finding d:	The shopping center is the second phase extension of a shopping center north of the location. Medium density residential uses are found across North Riverside Drive from the commercial districts at this location, which provides an amenity for those residents. The use is compatible with the planned land use for the location and surrounding area, indicating that it will remain compatible for the foreseeable future.
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e. *The site is physically suitable for the type, density, and intensity of use being proposed, including access, emergency access, utilities, and services required.*

Finding e:	The proposed development is consistent with the allowable land use and intensity requirements per the underlying zone district. Adequate access, parking, utilities and services has been provided to serve the property and were reviewed for consistency with the requirements of the CR (Commercial-Regional) planned land use and zone district.
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