

Exhibit E - FRESNO MUNICIPAL CODE FINDINGS

Plan Amendment and Rezone Findings

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.

Findings Per Fresno Municipal Code Section 15-5812	
<i>A. The change is consistent with the General Plan (GP) goals and policies, any operative plan, or adopted policy.</i>	
Finding A:	As outlined in the staff report, the proposed applications are found to be consistent with all applicable goals, objectives and policies of the Fresno General Plan, the Bullard, Fresno High, McLane, Hoover, Woodward and Downtown Neighborhoods Community Plans, the Tower District Specific Plan, the Fresno Chandler Executive Airport Land Use Compatibility Plan, the Fresno-Chandler Downtown Airport Master and Environs Specific Plan and the Fresno Yosemite Airport Land Use Compatibility Plan. The proposed applications are found to be consistent with all applicable local ordinances, regulations, policies and standards. The proposed changes are consistent with the Housing Element of the General Plan, as the required dwelling unit capacity as defined in the Regional Housing Needs Allocation is maintained.
<i>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.</i>	
Finding B:	The proposed changes in land use and zoning are 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
<i>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;</i>	
Finding C:	The proposed changes in land use and zoning will achieve a balance of land uses desired by the City; they will provide housing and employment generating uses consistent with the General Plan. The proposed changes are consistent with the Housing Element of the General Plan, as the required dwelling unit capacity as defined in the Regional Housing Needs Allocation is maintained.

Development Code Text Amendment Findings

Findings Per Fresno Municipal Code Section 15-5811	
<i>A. The Code text amendment is consistent with the General Plan (GP) and any operative plans; and</i>	
Finding A:	As outlined in the staff report, the proposed project is found to be consistent with all applicable goals, objectives and policies of the Fresno General Plan, the Bullard, Fresno High, McLane, Hoover, Woodward and Downtown Neighborhoods Community Plans, the Tower District Specific Plan, the Fresno Chandler Executive Airport Land Use Compatibility Plan, the Fresno-Chandler Downtown Airport Master and Environs Specific Plan and the Fresno Yosemite Airport Land Use Compatibility Plan. The proposed project is found to be consistent with all applicable local ordinances, regulations, policies and standards. The proposed changes are consistent with the Housing Element of the General Plan, as the required dwelling unit capacity as defined in the Regional Housing Needs Allocation is maintained
<i>B. The amendment 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.</i>	
Finding B:	The proposed applications are 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. Minor changes to the Development Code are proposed in order to improve functionality, clarity, internal consistency, and consistency with State law. Proposed amendments affect the following standards and/or procedures Overlay Districts; Use Regulations for Residential Single-Family Districts; Lot and Density Standards for Single Family Districts; Duplex and Multi-Unit Residential Standards; Use Regulations for Residential Multi-Family Districts; On-Site Open Space for Multi-Family Districts; Use Regulations for Mixed Use Districts; On-Site Open Space for Mixed-Use Districts; Use Regulations for Employment Districts; Accessory Buildings; Security Fencing; Outdoor Lighting; Affordable Housing Definitions; Parking Exceptions; Parking Design; Parking Lot Landscaping; On-Site Loading; Signs; Electronic Fuel Price Signs; Commercial Modular Buildings; Corner Commercial; Mobile Vendors; Accessory Dwellings; Subdivisions; Zone Clearance Applicability, among others. The affected sections are Table 15-107-B; Section 15-310-A; Table 15-902; 15-903-1; Section 15-904; 15-906; Table 15-1002; Section 15-1004-E-1-c-vi; 15-1102; 15-1104-E-1; Table 15-1202; 15-1302; 15-1502; Section 15-2004-C-3; 15-2004-D-2-b-i; 15-2006-A-7; 15-2008-A-7; 15-2009-F; 15-2010-A-1; 15-2010-G; 15-2010-I; 15-2015-A-7; 15-2015-B-2; 15-2016-A-7; 15-2016-D-3; 15-2303-F; Table 2305-C-a; Section 15-2402-D; 15-2409; 15-2412-D; 15-2418-H; 15-2419-C-2; 15-2419-D; 15-2419-E; 15-2420; 15-2421; 15-2422; 15-2424; 15-2429-A-1-g; 15-2429-A-3-b; 15-2430-A-3; 15-2609-B; 15-2609-E-5; 15-2612; 15-2614; 15-2702; 15-2717-D; 15-2722-C; 15-2737-A; 15-2741-A-6; 15-2754-N-2; 15-2754-T; 15-2759-B; 15-3105-B-5-c, 15-3105-B-6; 15-3303-B, 15-3304, 15-3305-C, 15-3307-D, 15-3701-J-7,8,10; 15-3902; 15-3903-D; 15-3904-C,D,E; 15-3909-A; 15-4105-E; 15-4105-G-2; 15-4105-H-1; 15-4108-C; 15-4108-N-2,3; 15-5102-F; and, 15-6704, 6705.