

Exhibit C

FRESNO MUNICIPAL CODE FINDINGS

CRITERIA FOR REZONES

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 meets the following criteria:

Findings Criteria per Fresno Municipal Code Section 15-5812	
<i>A. The change is consistent with the General Plan goals and policies, any operative plan, or adopted policy; and,</i>	
Finding A:	For the reasons contained within the Staff Report to the Planning Commission dated March 20, 2024, such as the planning for a diverse housing stock that will support balanced urban growth, and expanding the network of pedestrian and bicycle paths, the proposed project is found to be consistent with the applicable goals, objectives and policies of the Fresno General Plan and Woodward Community Plan. Subject to compliance with conditions of approval for development and implementation of identified project specific mitigation, the proposed project may be found consistent with applicable local ordinances, regulations, policies and standards.
<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; and,</i>	
Finding B:	The existing Copper River Ranch Development was originally approved by the County of Fresno Board of Supervisors in 2000. The project was designated and zoned for a mixture of uses including commercial, multi-family residential, and single-family residential. In 2001, the City of Fresno initiated the update of the General Plan and included the Copper River Ranch area. The Copper River Ranch Project was approved in 2003 by the Fresno City Council. The Project has been in a state of development since 2004 and today, there are commercial and residential uses on the project site. By removing the existing conditions of zoning, and adding conditions of zoning applicable to the proposed project, the appropriate infrastructure and improvements may be constructed to ensure orderly development; and, will promote the public health, safety, peace, comfort and general welfare of the surrounding area.
<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:	<p>The revision to the existing conditions of zoning helps implement previous plan amendments, approved by the City Council on December 9, 2021, to the Fresno General Plan and Woodward Park Community Plan, to achieve the balance of land uses desired by the City of Fresno. This includes, but is not limited to, emphasizing land conservation and maximizing the efficient use of available underutilized property within a planned residential growth area through the existing and future Tentative Tract Map applications which will increase the inventory of land available for development of single-family and multi-family residential houses while providing for a variety of market-based options to suit a wide range of income levels on lands situated within proximity to public facilities, schools and employment opportunities.</p>
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