

## Exhibit G

## PLAN AMENDMENT AND REZONE FINDINGS

### FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5812

A. *The change is consistent with the General Plan (GP) goals and policies, any operative plan, or adopted policy; and,*

Finding A:

As provided within the analyses contained within the staff report and within the Environmental Assessment prepared for purposes of California Environmental Quality Act compliance, the proposed project meets the goals, objectives and policies of the Fresno General Plan and McLane Community Plan. As proposed, the project will be consistent with the Fresno General Plan goals and objectives including:

Goals:

- Goal 1: Increase opportunity, economic development, business, and job creation.
- Goal 7: Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the City.
- Goal 8: Develop Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance.
- Goal 15: Improve Fresno's visual image and enhance its form and function through urban design strategies and effective maintenance.

These goals contribute to the establishment of 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 in accordance with Objective LU-1 of the Fresno General Plan.

Objectives:

Objective LU-5 of the General Plan, which calls for a diverse housing stock that will support balanced urban growth, and make efficient use of resources and public facilities.

Policies:

Policy LU-5-C promotes medium density residential uses to maximize efficient use of residential property through a wide range of densities.

Policy LU-1-a of the Fresno General Plan also promotes new development within the existing City limits as of December 31, 2012.

Policy UF-1-d further emphasizes provisions for a diversity and variation of building types, densities, and scales of development in order to reinforce the identity of individual neighborhoods, foster a variety of market-based options for living and working to suit a large range of income levels, and further affordable

	<p>housing opportunities throughout the city.</p> <p>Policy LU-7-b promotes business and industrial park sites that are of sufficient size, unified in design, and diversified in activity to attract a full range of business types needed for economic growth.</p> <p>The existing development on adjacent properties is not conducive to the policies for business parks, and the proposed change will be consistent with the General Plan goals and policies, as well as the McLane Community Plan.</p>
<p><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></p>	
<p>Finding B:</p>	<p>The project site is located within an area which is attracting substantial residential development interest and meets the General Plan goals and strategies for infill development. The vicinity of the subject property is currently undergoing rapid growth with residential uses, and the subject property is a logical location for further residential expansion, as the subject site is served with public facilities and services needed to provide for increased housing opportunities.</p>
<p><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 GP, any applicable operative plan, or adopted policy, and to increase the inventory of land within a zoning district to meet market demand.</i></p>	
<p>Finding C:</p>	<p>The project proposes to amend the Fresno General Plan and McLane Community Plan to achieve the balance of land uses desired by the City of Fresno. This includes but is not limited to emphasizing the efficient use of available underutilized property within a potential residential growth area through the proposed Plan Amendment and Rezone applications, which will increase the inventory of land available for development of single-family residential homes while providing for a variety of market-based options to suit a large range of income levels on lands situated within proximity to public facilities, schools and employment opportunities.</p> <p>The Business Park planned land use designation is to provide for offices and business parks in campus-like settings that are well suited for large offices or multi-tenant buildings. The overall area of the existing Business Park zone district is approximately 15.8 acres and is in the process of being developed with several free-standing commercial structures directly to the west of the proposed plan amendment and rezone boundary. The overall site design and layout is not consistent with a business park type development and existing site constraints would make it difficult to develop the property into a business park type development.</p> <p><u>California Housing Shortage</u></p> <p>Since about 1970, California has been experiencing an increasing housing shortage, such that by 2018, California ranked 49th among the United States in housing units per resident. This shortage has been estimated to be 3-4 million housing units (20-30% of California's housing stock, 14 million as of 2017). Experts say that California needs to double its current rate of housing production (85,000 units per year) to keep up with expected population growth and prevent prices from further increasing; and, needs to quadruple the current rate of</p>

	<p>housing production over the next 7 years in order for prices and rents to decline. Approval of the subject project would help contribute to fulfilling the housing needs of the region.</p>
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