

Exhibit H
PRE-ZONE 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 outlined in “Land Use Plans and Policies” discussion above, the application is consistent with the Fresno General Plan and the West Community Plan land use designations of Medium Density Residential and Medium Low Density Residential. However, staff is recommending that a covenant be executed by the property owner of the subject parcel that is located in Growth Area 2 that restricts development to a single family residence.
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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,

Finding B:	The proposed project is consistent with the purpose of the Development Code to promote growth in an orderly and sustainable manner, support infill development, and to promote and protect the public health, safety, peace, comfort, and general welfare. However, staff is recommending that a covenant be executed by the property owner of the subject parcel that is located in Growth Area 2 that restricts development to a single family residence.
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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.

Finding C:	The change in zoning from the Fresno County RR (<i>Rural Residential</i>) to the City of Fresno RS-5 (<i>Medium Density Residential</i>) and RS-4 (<i>Medium-Low Density Residential</i>) is necessary for annexation and development of the property. The proposed zoning is consistent with the Fresno General Plan and the West Community Plan land use designations of Medium Density Residential and Medium Low Density Residential. However, staff is recommending that a covenant be executed by the property owner of the subject parcel that is located in Growth Area 2 that restricts development to a single family residence.
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