

Exhibit M
Fresno Municipal Code Findings

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 amendment meets the following criteria

Findings 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;</i>	
Finding A:	As outlined in the “General Plan Consistency” section of the staff report, the proposed project is found to be consistent with all applicable goals, objectives and policies of the Fresno General Plan (including the Housing Element) and the Fresno Chandler Executive Airport Plans.
<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 project is 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. The goals, policies and implementation strategies of the Plan are designed to promote and protect the public health, safety, peace, comfort and general welfare of the people living and working in and around the Plan area. The Plan mostly relies on the adopted Development Code to implement its goals and policies. The proposed text amendment will add zoning regulations for two new overlay districts: The Kearney Boulevard Historic Corridor Overlay and the California Avenue Transit Corridor Overlay. These overlays work in tandem with base zoning districts to achieve their stated purpose and are consistent with the Development Code.
<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 change in land use will achieve a balance of land uses desired by the City; it will provide housing and employment generating uses consistent with the General Plan; it will also provide public facilities land for a community college in Southwest Fresno, and parkland for parks.

Text Amendment Findings

The Planning Commission shall not recommend and the City Council shall not approve an application unless the proposed amendment meets the following criteria

Findings Per Fresno Municipal Code Section 15-5812	
<i>A. The Code text amendment is consistent with the General Plan goals and policies, any operative plan, or adopted policy;</i>	
Finding A:	As outlined in the “General Plan Consistency” section of the staff report, the proposed project is found to be consistent with all applicable goals, objectives and policies of the Fresno General Plan and the Fresno Chandler Executive Airport Plans. The text amendment establishes a historic preservation overlay on Kearvey Boulevard to protect key features of the corridor, consistent with General Plan policies in the Urban Form Element to protect existing neighborhoods and preserve unique neighborhood characteristics.
<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 project is 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. The goals, policies and implementation strategies of the Plan are designed to promote and protect the public health, safety, peace, comfort and general welfare of the people living and working in and around the Plan area. The Plan mostly relies on the adopted Development Code to implement its goals and policies. The proposed text amendment will add zoning regulations for two new overlay districts: The Kearney Boulevard Historic Corridor Overlay and the California Avenue Transit Corridor Overlay. These overlays work in tandem with base zoning districts to achieve their stated purpose and are consistent with the Development Code.