

Exhibit F

FRESNO MUNICIPAL CODE FINDINGS

VESTING TENTATIVE TRACT MAP NO. 6346

TENTATIVE TRACT MAP FINDINGS

Section 15-3309 of the Fresno Municipal Code provides that the Review Authority (Planning Commission) for a tentative tract map may approve or conditionally approve a tentative tract map if it makes all of the following findings:

Findings per Fresno Municipal Code Section 15-3309	
<i>A. Consistency. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable operative plan, adopted policies or guidelines, and the Municipal Code; and,</i>	
Finding A:	<p>The subject property is located within the Fresno General Plan and the McLane Community Plan, both plans designate the subject property for Urban Neighborhood Residential (16-30 dwelling units per acre) planned land uses. Vesting Tentative Tract Map 6346 proposes a single-lot subdivision for condominium purposes with 90 dwelling units on approximately 4.97 acres at a density of 18.1 dwelling units per acre.</p> <p>The project is consistent with the following Fresno General Plan goals, objectives and policies related to residential land use and the urban form:</p> <p><u>Goals</u></p> <ul style="list-style-type: none">• 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. <p>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.</p> <p><u>Objectives</u></p> <p>Objective UF-1 emphasizes the opportunity for a diversity of districts, neighborhoods, and housing types.</p> <p>Objective LU-1 promotes the establishment of a comprehensive citywide land use</p>

planning strategy to meet economic development objectives, achieve efficient and equitable use of resources and infrastructure, and create an attractive living environment.

Objective LU-2 emphasizes to plan for infill development that includes a range of housing types, building forms, and land uses to meet the needs of both current and future residents.

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

Policies

Policy UF-1-d emphasizes provisions for a diversity and variation of building types, densities, and scale 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 housing opportunities throughout the City.

Policy LU-1-a promotes new development, infill, and rehabilitation of existing building stock in the Downtown Planning Area, along BRT corridors, in established neighborhoods generally south of Herndon Avenue, and on other infill sites and vacant land within the City.

Policy LU-2-a promotes the development of vacant, underdeveloped, and re-developable land within the City limits where urban services are available by considering the establishment and implementation of supportive regulations and programs.

Policy LU-5-e promotes urban neighborhood residential uses to support compact communities and Complete Neighborhoods that include community facilities, walkable access to parkland and commercial services, and transit stops.

Policy LU-5-g supports development adjacent to established neighborhoods that is compatible in scale and character with the surrounding area.

Policy LU-5-h supports housing that offers residents a variety of amenities including public and private open space, landscaping, with direct access to public transit and community gathering spaces.

Much of Fresno has been built as discrete residential tracts bordered by strip retail centers, many of which are not accessible from the adjacent homes due to security walls or other barriers. By contrast, the Complete Neighborhoods concept will enable Fresnoans to live in communities with convenient services, employment, and recreation within walking distance.

The defining characteristic of a Complete Neighborhood is a neighborhood that is mostly self-sufficient, walkable, and interconnected. It provides residents with most all they need on a daily basis nearby. In other words, a Complete Neighborhood anticipates and plans in advance all amenities needed in a neighborhood to ensure quality and lasting property values before the residential units are built instead of trying to piecemeal those amenities after the fact. This convenient and healthy lifestyle is the benefit of a Complete Neighborhood. While total self-sufficiency or even completeness is unlikely to be accomplished in each neighborhood, some of the

	<p>defining characteristics of a Complete Neighborhood include: Parks and public schools within or near the neighborhood, public plaza/civic space; access to public transit, neighborhood-serving retail and a range of employment opportunities.</p> <p>Immediately north of the subject property is East Shields Avenue which provides a corridor for a variety of industrial and commercial retail uses west of the project site. The intersection of East Shields and North Fowler Avenues immediately northwest of the subject property provides access to Bus Route 45.</p> <p>Also, west along East Shields Avenue approximately 0.20 miles west of the subject property, is Melody Park which provides a variety of recreational activities include a playground, basketball court, tennis court, and baseball field. The nearest schools to the subject property are Roger S. Orazo Elementary (approximately 0.6 miles northeast of the subject property) and Clovis East High School (approximately 2.20 miles northeast of the subject property).</p> <p>Therefore, it is staff's opinion that the proposed project is consistent with respective general and community plan objectives and policies and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno.</p>
<p>B. <i>Passive and Natural Heating and Cooling.</i> <i>The proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision; and,</i></p>	
Finding B:	<p>The proposed condominium map encompasses a previously approved multi-family complex (Development Permit Application Nos. P20-01262 and P22-04426) that considered the placement and design of the structures to be oriented and constructed in a manner to take advantage of natural and passive heating and cooling opportunities.</p>
<p>C. <i>Availability of Water.</i> <i>Water will be available and sufficient to serve a proposed subdivision with more than 500 dwelling units in accordance with the Subdivision Map Act (Section 66473.7); and,</i></p>	
Finding C:	<p>The project consists of the creation of a single-lot subdivision for condominium purposes, and the number of dwelling units approved on the subject property is less than 500. Therefore, a water supply assessment is not required. Water facilities are available to provide service to the subject property consistent with the conditions of approval provided in the Department of Public Utilities memorandum dated July 6, 2023.</p>
<p>D. <i>Infrastructure Capacity.</i> <i>There exists sufficient infrastructure capacity for water, runoff, storm water, wastewater, and solid waste systems to serve the proposed subdivision; and,</i></p>	
Finding D:	<p>Pursuant to the representations made within the Public Utilities section included within the Staff Report to the Planning Commission dated September 6, 2023, and subject to compliance with the attached conditions of approval also dated September 6, 2023, it is determined that sufficient infrastructure capacity for water, runoff, storm water, wastewater, and solid waste systems exist or will be available to serve the proposed project.</p>

E. Compliance with Floodplain Regulations. *The proposed subdivision is compliant with the City of Fresno Floodplain Management Ordinance and the State of California Code of Regulations Title 23, as well as any other applicable State or federal laws.*

Finding E:	According to the Fresno Metropolitan Flood Control District (FMFCD) memorandum dated July 12, 2023, the subject property is not located within a designated flood prone or hazard area, as designated on the latest Flood Insurance Rate Maps available to the District.
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Based upon the plans and information submitted by the applicant and the recommended conditions of project approval, staff has determined that all of the findings above can be made.