

# FRESNO MUNICIPAL CODE FINDINGS

<b>FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5306</b>	
<i>a. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Code and all other chapters of the Municipal Code; and,</i>	
Finding a:	Conditional Use Permit Application No. P18-03987 will comply with all applicable provisions of the FMC pursuant to the RS-5/EA ( <i>Residential – Single Family Medium Density/Expressway Area Overlay</i> ) zone district, including, landscaping, walls, etc., given that the conditions of project approval will ensure that all conditions are met.
<i>b. The proposed use is consistent with the General Plan and any other applicable plan and design guideline the City has adopted; and,</i>	
Finding b:	The proposed residential development complies with the goals, objectives, and policies contained in the Fresno General Plan, the Bullard Community Plan, and the Pinedale Neighborhood Plan and is consistent with design guidelines the City of Fresno has adopted. The proposed project is subject to the Conditions of Approval dated September 18, 2019.
<i>c. The proposed use will not be substantially adverse to the public health, safety, or general welfare of the community, nor be detrimental to surrounding properties or improvements; and,</i>	
Finding c:	The Planning and Development Department has determined that the proposed residential development will not be detrimental to the public welfare or be injurious to property or improvements in the Pinedale neighborhood community in which it is located if developed in accordance with the various conditions/requirements established through this conditional use permit application review.
<i>d. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity; and,</i>	
Finding d:	The project site is surrounded on the east, west and north by predominantly residential development and will be developed at an

	<p>allowable density under the Fresno General Plan. The proposed development will serve as a buffer between the commercial uses to the south, which front onto West Herndon Avenue, and the single family homes in the area. A masonry wall and landscape setbacks are required for this project to buffer the residential development from the existing commercial use. The screen wall, landscaping, and Conditions of Approval dated September 18 2019, will ensure that this project is compatible with the existing land uses in the vicinity.</p>
<p><i>e. The site is physically suitable for the type, density, and intensity of use being proposed, including access, emergency access, utilities, and services required.</i></p>	
<p>Finding e:</p>	<p>The site is surrounded by residential uses and is developed at an allowable density under the Fresno General Plan. The proposed development is of comparable type, density, and intensity of surrounding existing development and meets all the requirements pertaining to access, emergency access, utilities, and services required. The project must comply with applicable codes, including, landscaping, walls, etc., and conditions from other City Departments and outside agencies.</p>