

Exhibit M

FRESNO MUNICIPAL CODE FINDINGS

REZONE APPLICATION NO. P22-00451

REZONE APPLICATION FINDINGS

Section 15-5812 of the Fresno Municipal Code provides that the Planning Commission shall not recommend, and the City Council shall not approve an application unless the proposed Rezone meets the following criteria. Staff has determined that the findings can be made.

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:	<p>The Fresno General Plan provides objectives and policies to guide development. The following are applicable objectives and policies from the Fresno General Plan that apply to the project:</p> <ul style="list-style-type: none">• Objective ED-1 supports economic development by maintaining a strong working relationship with the business community and improving the business climate for current and future businesses.• Objective LU-1 promotes 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.<ul style="list-style-type: none">○ Policy LU-1-c Promote orderly land use development in pace with public facilities and services needed to serve development.• Objective LU-8- Provides for the development of civic and institutional land uses to meet the educational, medical, social, economic, cultural, and religious needs of the community.<ul style="list-style-type: none">○ Policy LU-8-a Protects civic and institutional areas from incompatible uses that could affect their vitality and contributions to the city.○ Policy LU-8-c Allows public facility uses in zoning districts where appropriate. <p>The proposed project would allow development on an existing property within the City of Fresno. The project promotes public facility development and reinvestment within the City and preserves and protects resources within the City by expanding opportunities for development on infill properties. Infill development conserves resources and takes advantage of existing infrastructure. Furthermore, the proposed public facility development promotes opportunities for investment into the community to meet educational, medical, social, economic and cultural needs.</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>	
Finding B:	<p>The proposed removal of the condition of zoning and addition of conditions of zoning does not change the purpose of the PI zone district as outlined in the Fresno Municipal Code. Given that the base zone district is not changing, the provision of services and facilities needed to serve residents, businesses, and visitors will be maintained. The project promotes public facility development and reinvestment within the City and preserves and protects resources within the City by expanding opportunities for development on infill properties.</p>

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.*

Finding C:

The removal of the condition of zoning and proposal of additional conditions of zoning will allow for additional uses in the PI/cz (*Public and Institutional/conditions of zoning*) zone district and will remain consistent with the Public/Quasi-public Facility planned land use designation. The rezone will aid in employment-generating uses because additional uses will be permitted on the subject property. The additional uses are those currently allowed in the PI zone district. The change is necessary to assist with the development of an infill site, while remaining consistent with the purpose and intent of the PI zone district.