

Exhibit L
Fresno Municipal Code Findings

FRESNO MUNICIPAL CODE FINDINGS

Plan Amendment and Rezone 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 or Plan Amendment meets the following criteria:

Criteria A: The change is consistent with the General Plan goals and policies, any operative plan, or adopted policy; and,

Finding A: As detailed in 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). The Specific Plan contains proposed land uses that are different than those on Figure LU-1 of the General Plan, thus a General Plan amendment is included to ensure consistency between both documents. The West Area Neighborhoods Specific Plan is an anticipated refinement of the General Plan (page 3-20; Policy D-7-b). See the “General Plan Consistency” section of the staff report for further details.

Criteria 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 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 relies on the adopted Development Code to implement its goals and policies. The Plan asks for consideration of future changes to the Development Code that would help implement Goals and Policies of the Plan, however these changes would occur under a separate Text Amendment process.

Criteria 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 change in land use will achieve a balance of land uses desired by the City, reflecting the desires of community members within the Plan Area. While the Plan reduces overall housing capacity in the Plan Area, it establishes a transect model that is meant to relieve development pressure on the Sphere of Influence and to focus growth on transit-served corridors, which is uses consistent with the General Plan; it will also provide more opportunities for retail uses, which is desired by the community.