

PLAN AMENDMENT AND REZONE FINDINGS

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5812

A. The change is consistent with the General Plan (GP) goals and policies, any operative plan, or adopted policy; and,

Finding A:	As outlined in “Land Use Plans and Policies” of the staff report, the application is consistent with the Fresno General Plan and the Bullard Community Plan goals and policies.
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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 in an orderly and sustainable manner, support infill development, and to promote and protect the public health, safety, peace, comfort, and general welfare;
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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 GP, any applicable operative plan, or adopted policy, and to increase the inventory of land within a zoning district to meet market demand.

Finding C:	The change in land use will achieve a balance of land uses desired by the City to provide needed housing consistent with Fresno General Plan. This project provides residence the opportunity to continue living in the northwest area of the City of Fresno.
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DEVELOPMENT PERMIT FINDINGS

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5206

The Director or Planning Commission may only approve a Development Permit application if it finds that the application is consistent with the purposes of this article and with the following.

a. The application is consistent with the applicable standards and requirements of the Fresno Municipal Code; and,

Finding a:	Development Permit Application No. D-16-139 will comply with all applicable codes, including landscaping, walls, etc., given that the special conditions of project approval will ensure that all conditions are met. The proposed project will be consistent with the proposed planed land use designation and zoning classification.
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b. The proposed use is consistent with the General Plan and any other applicable plan and design guideline the City has adopted; and,

Finding b:	The proposed development is consistent with the proposed Fresno General Plan and Bullard Community Plan designation of Medium High Density Residential.
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c. The proposed use is consistent with any applicable design guidelines adopted by the City Council; and,

Finding c:	The propsed use is consistent with the design guidelines outlined in the RM-1 zone district.
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d. The application is consistent with any approved Tentative Map, Conditional Use Permit, Variance, or other planning or zoning approval.

Finding d:	The design, location, size, and operation characteristic of the proposed activity are compatible with the existing surrounding land uses.
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