

Exhibit L

FRESNO MUNICIPAL CODE FINDINGS

CONDITIONAL USE PERMIT APPLICATION FINDINGS

A Conditional Use Permit shall only be granted if the Review Authority determines that the project as submitted or as modified conforms to all of the following criteria. If the decision-maker determines that it is not possible to make all of the required findings, the application shall be denied.

Findings per Fresno Municipal Code Section 15-5306	
<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.</i>	
Finding A:	Conditional Use Permit Application No. C-17-091 will comply with all applicable codes, 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.</i>	
Finding B:	The proposed development is consistent with the Fresno General Plan and Bullard Community Plan designation of Medium Density Residential. The multi-unit residential proposed project is being developed with a permitted density of 11.45 dwelling units per acre.
<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.</i>	
Finding C:	The Development and Resource Management Department has determined that the proposed use will not be detrimental to the public welfare or be injurious to property or improvements in the area in which the property 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.</i>	
Finding D:	The site is surrounded by residential uses and is developed at an allowable density under the Fresno General Plan. The proposed development serves as a buffer between the office uses and the rest of the single family homes. The land uses to the south of the site is mixed use, the proposed density will act as a buffer for the neighborhood.
<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>	
Finding E:	The site is vastly surrounded by residential uses and is developed at an allowable density under the Fresno General Plan; and the project must comply with applicable codes, including, landscaping, walls, etc., and conditions from other City Departments and outside agencies.