

PRE-ZONE FINDINGS

Findings per Fresno Municipal Code Section 15-5812	
A. <i>The change is consistent with the General Plan (GP) goals and policies, any operative plan, or adopted policy; and,</i>	
Finding A:	As outlined in “Land Use Plans and Policies” discussion above, the application is consistent with the Fresno General Plan and the Woodward Park Community Plan goals and policies.
B. <i>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:	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;
C. <i>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.</i>	
Finding C:	The change in zoning from the Fresno County RR (<i>Rural Residential</i>) to RS-3 (<i>Single Family Residential, Low Density</i>) and RS-5 (<i>Single Family Residential, Medium Density</i>) is necessary for annexation and development of the property. The proposed zoning is consistent with the Fresno General Plan and Woodward Park Community Plan.

CONDITIONAL USE PERMIT FINDINGS

Findings per Fresno Municipal Code Section 15-5306	
a. <i>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. C-17-062 will comply with all applicable codes, including parking, landscaping, fences and walls, etc., given that the special conditions of project approval issued for the project will be complied with prior to the construction of the structures and development of the site.
b. <i>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 use is a senior Residential Care Facility, which conforms to the Fresno General Plan and Woodward Park Community Plan planned land use designation of Low Density Residential and is a permitted use within the RS-4 zone district.
c. <i>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 Development and Resource Management Department has determined that the proposed project will not adversely impact the health, safety, or general welfare of the community. Further, the project has been designed to be compatible with the neighborhood in order to mitigate any potential negative effects on surrounding properties and improvements.
d. <i>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 by residential uses, and the proposed project will be compatible with existing uses as well as potential future uses on adjacent parcels and in the vicinity.
e. <i>The site is physically suitable for the type, density, and intensity of use being proposed, including access, emergency access, utilities, and services required.</i>	
	The project location is on a site that is planned and zoned for the type, density, and intensity of the project being proposed. The project was reviewed by partner agencies and has adequate access and emergency access, as well as available utilities and services.