

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” discussion above, 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 employment-generated uses, consistent with the General Plan, including services and employment opportunity close to transit service, in a manner which supports the Complete Neighborhood Concepts included within the GP.
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CONDITIONAL USE PERMIT FINDINGS

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5306	
The Director or Planning Commission may only approve a Conditional Use Permit application if it finds that the application is consistent with the purposes of this article and with the following.	
<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-17-059 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.
<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 proposed Fresno General Plan and Bullard Community Plan designation of General Commercial.
<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 the related conditional use permit application review process.
<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; and</i>	
Finding d:	The site is vastly surrounded by residential, commercial, and office uses and is developed at an allowable density under the Fresno General Plan. The proposed development is of comparable scale and character to the surrounding area.
<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 d:	The site is in character with and vastly surrounded by established urban 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.