

EXHIBIT M

Fresno Municipal Code Findings

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 Woodward Park 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 infill development, a mix of commercial uses, and economic development consistent with Fresno General Plan.
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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-17-101 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.
<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 Woodward Park Community Plan, as well as the CC/UGM/cz zone district.
<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 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. The project proposes a design consistent with the character of the area and would result in less traffic trips than the existing planned land use designation.
<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 design, location, size, and operation characteristic of the proposed activity are compatible with the existing surrounding land uses. The overall parcel has planned use designations that would support a variety of commercial related uses.
<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:	Conditional Use Permit Application No. C-17-101 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.