

CONDITIONAL USE PERMIT APPLICATION NO. P18-02742
REVIEW 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:	Pursuant to Fresno Municipal Code (ref. Table 15-1102 & §15-2759), a proposed communication facility use, is a permitted use throughout the City when found in compliance with Policy and Procedure Issue No. 33 – Wireless Telecommunications Facilities. Subject to compliance with the conditions of approval dated January 14, 2019, and as stated within the attached Staff Report to the Planning Commission dated March 20, 2019, the proposed project meets all Fresno Municipal Code Requirements
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:	<p>Subject to compliance with the project conditions of approval dated January 14, 2019, and based upon the information contained within the attached staff report to the Planning Commission, the proposed use may be found to be consistent with the Goals, Objectives, and Policies of the Fresno General Plan; including but not limited to: Goal #9, which focuses on the promotion of healthy communities by emphasizing support for established neighborhoods in Fresno with safe, well maintained, and accessible streets; Goal #11, which emphasizes planning for all modes of travel on local and major streets through facilitations of travel by walking, biking, and motor vehicles with interconnected and linked neighborhoods, districts and regional transportation; Goal #13, which focuses on resolution to existing public infrastructure and service deficiencies through an emphasis on fair and necessary costs of providing and maintaining streets and other public infrastructure and adequately addressing accumulated deferred and/or aging infrastructure as well as providing continuity to meet quality-of-life goals; and, Goal #15, which focuses on improving Fresno's visual image and enhancing its form and function through urban design strategies and effective maintenance.</p> <p>The proposed use was reviewed by the Airport Land Use Commission (ALUC) on March 04, 2019 at which time the ALUC approved a Finding of Consistency with the Fresno-Yosemite International Airport and Environs Plan as well as the Fresno County Airport Land Use Compatibility Plan</p>
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:	Subject to compliance with the conditions of approval, the proposed use follows all regulations of Policies and Procedures Issue No. 33 which establishes procedures to promote quality and consistency in approval of communication facilities.
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 design, location, size, and operating characteristics of the proposed activity are compatible with the existing land uses in the area which are currently predominantly commercial and will remain so for the foreseeable future.
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>	
Finding e:	The type, density, and intensity of the proposal are suitable for the site. The communication facility is comprised of a 625 square-foot lease area on a vacant 0.14 acre parcel. Subject to compliance with the conditions of approval, the lease area is adequately served by emergency access, utilities and services. Furthermore, the lease area is small enough that it does not reduce the residential capacity of the site, and therefore findings for the Housing Element are not required to be made. The remaining 0.126 acres can still accommodate up to 25 units (the maximum is 30 units).