

Exhibit F

# FRESNO MUNICIPAL CODE FINDINGS

## TENTATIVE TRACT MAP FINDINGS

Section 15-3309 of the Fresno Municipal Code provides that the Review Authority (Planning Commission) for a tentative tract map may approve or conditionally approve a tentative tract map if it makes all of the following findings:

Findings per Fresno Municipal Code Section 15-3309	
A. <b>Consistency.</b> <i>The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable operative plan, adopted policies or guidelines, and the Municipal Code; and,</i>	
Finding A:	<p>The project is consistent with the following Fresno General Plan goals and objectives related to land use and the urban form:</p> <ul style="list-style-type: none"><li>• <b>Goal 7:</b> Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the city.</li></ul> <p>Objective UF-1 emphasizes the opportunity for a diversity of districts, neighborhoods, and housing types.</p> <p>Policy UF-1-a supports development projects that provide Fresno with a diversity of urban and suburban neighborhood opportunities.</p> <p>Policy UF-1-d further emphasizes provisions for a diversity and variation of building types, densities, and scale of development in order to reinforce the identity of individual neighborhoods, foster a variety of market-based options for living and working to suit a large range of income levels, and further affordable housing opportunities throughout the city.</p> <p>Objective LU-5 of the General Plan calls for a diverse housing stock that will support balanced urban growth and make efficient use of resources and public facilities.</p> <p>Policy LU-5-c promotes medium density residential uses to maximize efficient use of residential property through a wide range of densities.</p> <p>Policy LU-5-h supports housing that offers residents a range of amenities, including public and private open space, landscaping, and recreation facilities with direct access to commercial services, public transit, and community gathering spaces.</p> <p>Policy D-4-e promotes innovative lot designs and patterns to enhance community livability in residential neighborhoods through new zoning provisions, with flexible development standards.</p> <p>The proposed project provides for a diverse type of housing in that it is a private (gated) single-family subdivision in an area that is predominately rural residential and single-family residential neighborhoods with public streets. This fosters a</p>

	<p>variety of market-based options for living in this area to suit a large range of income levels. The project promotes medium density residential uses that maximize an efficient use of the residentially zoned property. The proposed project includes a private approximately 6,984 square foot open space area centrally located within the subdivision. The planned development allows for flexible development standards that result in smaller lots in the inner-central area of the subdivision allowing for smaller homes with slightly larger lots on the outer boundary of the subdivision promoting innovative lot designs and patterns that enhance community livability within the neighborhood.</p> <p>Therefore, it is staff's opinion that the proposed project is consistent with respective general and community plan objectives and policies and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno.</p>
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**B. *Passive and Natural Heating and Cooling.*** *The proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision; and,*

Finding B:	The proposed subdivision has been designed with approximately 76 percent of the lots oriented facing north-south exposures and takes advantage of passive heating and cooling opportunities to the extent feasible by the subdivision design.
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**C. *Availability of Water.*** *Water will be available and sufficient to serve a proposed subdivision with more than 500 dwelling units in accordance with the Subdivision Map Act (Section 66473.7); and,*

Finding C:	The project consists of an 84-lot residential subdivision; therefore, a water supply assessment is not required because the number of dwelling units will be fewer than 500. Water facilities are available to provide service to the site subject to the conditions listed in the Department of Public Utilities comments dated July 18, 2024.
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**D. *Infrastructure Capacity.*** *There exists sufficient infrastructure capacity for water, runoff, storm water, wastewater, and solid waste systems to serve the proposed subdivision; and,*

Finding D:	The project was reviewed by appropriate partner agencies including City of Fresno Department of Public Utilities (DPU) and Fresno Metropolitan Flood Control District (FMFCD) and it was determined from the DPU memorandum dated July 18, 2024 and FMFCD memorandum dated May 30, 2024 that there is sufficient infrastructure capacity for water, runoff, storm water, wastewater, and solid waste systems to serve the proposed subdivision, subject to compliance with the conditions of approval.
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**E. *Compliance with Floodplain Regulations.*** *The proposed subdivision is compliant with the City of Fresno Floodplain Management Ordinance and the State of California Code of Regulations Title 23, as well as any other applicable State or federal laws.*

Finding E:	The proposed project site is not located within a designated floodplain or floodway, as confirmed by the FMFCD memorandum dated May 30, 2024.
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## PLANNED DEVELOPMENT FINDINGS

A Planned Development shall only be approved if all of the following findings are made:

Findings per Fresno Municipal Code Section 15-5905	
<i>A. The proposed development is consistent with the General Plan, any applicable operative plan, and adopted policies, including the density and intensity limitations that apply; and,</i>	
Finding A:	<p>The project is consistent with the following Fresno General Plan goals and objectives related to land use and the urban form:</p> <ul style="list-style-type: none"><li>• <b>Goal 7:</b> Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the city.</li></ul> <p>Objective UF-1 emphasizes the opportunity for a diversity of districts, neighborhoods, and housing types.</p> <p>Policy UF-1-a supports development projects that provide Fresno with a diversity of urban and suburban neighborhood opportunities.</p> <p>Policy UF-1-d further emphasizes provisions for a diversity and variation of building types, densities, and scale of development in order to reinforce the identity of individual neighborhoods, foster a variety of market-based options for living and working to suit a large range of income levels, and further affordable housing opportunities throughout the city.</p> <p>Objective LU-5 of the General Plan calls for a diverse housing stock that will support balanced urban growth and make efficient use of resources and public facilities.</p> <p>Policy LU-5-c promotes medium density residential uses to maximize efficient use of residential property through a wide range of densities.</p> <p>Policy LU-5-h supports housing that offers residents a range of amenities, including public and private open space, landscaping, and recreation facilities with direct access to commercial services, public transit, and community gathering spaces.</p> <p>Policy D-4-e promotes innovative lot designs and patterns to enhance community livability in residential neighborhoods through new zoning provisions, with flexible development standards.</p> <p>The proposed project provides for a diverse type of housing in that it is a private (gated) single-family subdivision in an area that is predominately rural residential and single-family residential neighborhoods with public streets. This fosters a variety of market-based options for living in this area to suit a large range of income levels. The project promotes medium density residential uses that maximize an efficient use of the residentially zoned property. The proposed project includes a private approximately 6,894 square foot open space area centrally located within the subdivision. The planned development allows for flexible development standards that result in smaller lots in the inner-central area of the subdivision allowing for smaller homes with slightly larger lots on the outer boundary of the subdivision promoting</p>

	<p>innovative lot designs and patterns that enhance community livability within the neighborhood.</p> <p>Therefore, it is staff's opinion that the proposed project is consistent with respective general and community plan objectives and policies and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno.</p>
<p><i>B. The subject site is physically suitable for the type and intensity of the land use being proposed; and,</i></p>	
<p>Finding B:</p>	<p>The Fresno General Plan and Southwest Fresno Specific Plan classify the subject property as Medium Density Residential (5 to 12.0 dwelling units per acre (du/ac)) and the project is proposing a density of 10.49 du/ac, which is consistent with the planned land use and zoning of the property. The proposed use is also consistent with the surrounding uses, which is vastly comprised of single-family residential uses developed at similar densities.</p>
<p><i>C. Adequate transportation facilities, utilities, and public services exist or will be provided, in accord with the conditions of PD approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of public services so as to be a detriment to public health, safety, or welfare; and,</i></p>	
<p>Finding C:</p>	<p>The project will front onto South Crystal Avenue, which is a local street. There is currently one (1) Fresno Area Express (FAX) bus station located directly across the street from the subject property at the northeast corner of West Strother and South Crystal Avenues, which is located along Bus Route 28 which provides direct public transit to the Chandler Downtown Airport, Downtown Transit Center, Manchester Transit Center, and Fresno Yosemite International Airport. The project was routed to both the Fire Department and the Department of Public Utilities and has been appropriately conditioned to provide services to the project, as well as ensure there will be no negative impacts or a reduction of public services which would result in a detriment to public health, safety or welfare.</p>
<p><i>D. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area; and,</i></p>	
<p>Finding D:</p>	<p>Planning and Development Department staff have determined that the proposed use will not have a substantial adverse effect on surrounding land residential uses if developed in accordance with the various conditions and requirements established through the related tentative tract map application review and planned development application review process.</p>
<p><i>E. The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation, and/or substantial public benefit. In making this determination, the following factors should be considered:</i></p> <ol style="list-style-type: none"> <li><i>1. Appropriateness of the use(s) at the proposed location.</i></li> <li><i>2. The mix of uses, housing types, and housing price levels.</i></li> <li><i>3. Provision of infrastructure improvements.</i></li> <li><i>4. Provision of open space. For example, a greater amount of open space than would otherwise be provided under the strict application of this code.</i></li> <li><i>5. Connectivity to public trails, schools, etc.</i></li> </ol>	

6. *Compatibility of uses within the development area.*
7. *Creativity in design and use of land.*
8. *Quality of design, and adequacy of light and air to the interior spaces of the buildings.*
9. *Overall contribution to the enhancement of neighborhood character and to the built and natural environment of Fresno in the long term.*

Finding E:

The subject property is planned and zoned for single-family residential uses. The planned development gives the prospective home buyers the option of purchasing a mainstream type of home with less annual expense on yard maintenance and water consumption. Private gated entrances provide additional security for the homebuyer and create a more varied mixed of residential uses for the immediate area. Multiple exterior elevations with various architectural styles will be a standard option for home buyers. All required infrastructure improvements will be constructed by the project applicant. Overall, the project positively contributes to the enhancement of the neighborhood character and to the built and natural environment providing for additional private single-family residential development options for the neighborhood.

Based upon the plans and information submitted by the applicant and the recommended conditions of project approval, staff has determined that all the findings above can be made.