

Exhibit E

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5306

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; and,

Finding a: In accordance with FMC Table 15-902 (Use Regulations – Residential Single Unit Districts) and FMC Section 15-906-B, the proposed multi-unit residential development is a permitted use in the RS-5 (*Single Unit Residential, Medium Density*) zone district subject to Planning Commission approval of a Conditional Use Permit.

Per FMC Section 15-906, Multi-Unit Residential uses in the RS-5 district have an allowable density range of 5 to 12 dwelling units per acre. As proposed, the 36 units would result in a density of +/- 16 dwelling units per acre, which is above the base district density but is allowable subject to an affordable housing density bonus. The project is proposing that 35% of the units be designated as lower-income affordable housing units, granting an additional 35% to the allowable density and is therefore consistent with the maximum density requirements of FMC Section 15-906-D.1.b.

The setback requirements are as follows:

- Front setback: Per FMC Section 15-906-D.2, the front setback for new structures shall match the front setbacks of adjacent sites that have been improved with buildings, as determined by the Review Authority. The sites adjacent to the subject property do not feature street-forward façades, so a similar front setback cannot be established. The site plan currently depicts the front setback as 22 feet, which is allowable.
- Interior side setback: Per RS transition standards, the interior side setback shall be 10 feet. The site plan depicts the interior side setbacks along the west property line at 10', providing consistency with FMC Sec. 15-1003.
- Rear yard setback: The minimum rear setback for the RM-1 zone district, and RS transition standards, is 20'. Currently, the proposed building setback is 20' from the rear, in compliance.

The maximum lot coverage for the RM-1 zone district is 50%. The proposed lot coverage for the project is approximately 21%, providing consistency with the maximum lot coverage of the RM-1 zone district

Conditional Use Permit Application No. P24-04504 will comply with the RS-5 and RM-1 zone districts and with all applicable codes, given that the conditions of project approval issued for the project will be complied with prior to the issuance of building permits.

b. The proposed use is consistent with the General Plan and any other applicable plan and design guideline the City has adopted; and,

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| Finding b: | <p>Conditional Use Permit Application No. P24-04504 is consistent with the Medium Density Residential planned land use designation for the project site.</p> <ul style="list-style-type: none"> • Objective UF-1: Emphasize the opportunity for a diversity of districts, neighborhoods, and housing types. <ul style="list-style-type: none"> ▪ Policy UF-1-a: Diverse Neighborhoods. Support development projects that provide Fresno with a diversity of urban and suburban neighborhood opportunities. ▪ Policy UF-1-d: Range of Housing Types. Provide for diversity and variation of building types, densities, and scales 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. ▪ Policy UF-1-e: Unique Neighborhoods. Promote and protect unique neighborhoods and mixed-use areas throughout Fresno that respect and support various ethnic, cultural and historic enclaves; provide a range of housing options, including furthering affordable housing opportunities; and convey a unique character and lifestyle attractive to Frenans. Support unique areas through more specific planning processes that directly engage community members in creative and innovative design efforts. • Objective LU-1: Establish a comprehensive citywide land use planning strategy to meet economic development objectives, achieve efficient and equitable use of resources and infrastructure, and create an attractive living environment. • Objective LU-2: Plan for infill development that includes a range of housing types, building forms, and land uses to meet the needs of both current and future residents. • Objective LU-5: Plan for a diverse housing stock that will support balanced urban growth, and make efficient use of resources and public facilities. <ul style="list-style-type: none"> ▪ Policy LU-5-c: Medium Density Residential Uses. Promote medium density residential uses to maximize efficient use of residential property through a wide range of densities. <p>The proposed project would allow development on underutilized property within the City of Fresno. The project promotes multi-unit residential development and reinvestment within the City, providing much needed housing in an area that is already built to accommodate residential uses. Infill</p> |
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| | development conserves resources and takes advantage of existing infrastructure. Furthermore, the proposed multi-unit development promotes a city of healthy communities and will enhance the overall character of the neighborhood by providing multi-unit residential development that is compatible with the surrounding established neighborhood. The project complies with the guidelines of the West Area Neighborhoods Specific Plan, subject to the Conditions of Approval dated January 7, 2026. |
| <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; and,</i> | |
| Finding c: | The proposed multi-unit residential development will not have a negative impact on either the subject site or neighboring properties given the conditions of approval. The project is conditioned to provide a landscape buffer and sufficient screening from adjacent land uses. The approval of this project will benefit the surrounding community because it will provide variable density and housing types. Approval of the special permits would be in accordance with applicable provisions of the FMC, including the determination that all findings have been made relative to the issuance of a conditional use permit for the proposed project. |
| <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 operating characteristics of the proposed apartment complex are compatible with the existing single and multi-unit uses to the east and west of the subject property. The multi-unit residential development will comply with the FMC requirements and will not have a negative impact on either subject site or neighboring properties given the conditions of approval. |
| <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: | The proposed multi-unit residential development is consistent with the allowable land use and intensity requirements per the underlying zone districts. The Department of Public Utilities (DPU) has determined that adequate sanitary sewer and water services are available to serve the project site subject to implementation of the Fresno General Plan policies, and the construction and installation of private facilities and infrastructure in accordance with Department of Public Works standards, specifications, and policies. Adequate access, parking, utilities, and services shall be provided to serve the property and were reviewed for consistency with the requirements of the RM-1 (<i>Multi Family Residential, Medium High Density</i>) and RS-5 (<i>Single Family Residential, Medium Density</i>) zone districts. |

f. The proposed use is consistent with the Fresno County Airport Land Use Compatibility Plan (as may be amended) adopted by the Fresno County Airport Land Use Commission pursuant to California Public Utilities Code Sections 21670-21679.5.

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| Finding f: | The proposed use is not located within the boundaries of the Fresno County Airport Land Use Compatibility Plan. |
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