

**ATTACHMENT 8**  
**SAMPLE FINDINGS OF APPROVAL**  
**PA-2023-054, 2 W. 3<sup>RD</sup> AVE., PRE-APPLICATION**

2 W. 3<sup>RD</sup> AVE.  
SAN MATEO, CA 94402  
PARCEL # 034-093-050

**SITE PLAN AND ARCHITECTURAL REVIEW (SPAR) – FINDINGS (SMMC 27.08.030):**

The application shall be approved if the Planning Commission finds all of the following to exist:

- 1) The structures, site plan, and landscaping are in scale and harmonious with the character of the neighborhood;
- 2) The development will not be detrimental to the harmonious and orderly growth of the City;
- 3) The development will not impair the desirability of investment or occupation in the vicinity, and otherwise is in the best interests of the public health, safety, or welfare;
- 4) The development meets all applicable standards as adopted by the Planning Commission and City Council, conforms with the General Plan, and will correct any violations of the zoning ordinance, building code, or other municipal codes that exist on the site;
- 5) The development will not adversely affect matters regarding police protection, crime prevention, and security.

**SITE DEVELOPMENT PLANNING APPLICATION (SDPA) FOR GRADING AND TREE REMOVAL – FINDINGS (SMMC 23.40.040):**

The application shall be approved if the Planning Commission finds all of the following to exist:

- 1) All concerns regarding surface grading, structure foundations, drainage, subsurface conditions, erosion, and landscaping have been addressed as follows:
- 2) The project will result in the removal of \_\_\_ trees, \_\_\_ of which are considered Heritage Trees. The removal of these trees is necessary to accommodate the development of the proposed project. The project's arborist report states that \_\_\_.
- 3) All concerns regarding tree removal and protection of remaining trees on the site have been addressed as conditions of approval requiring conformance to the City's landscape regulations, through the provision of extensive on-site landscaping as shown on the project plans, and/or through the payment of a fee to the City's tree planting fund.