

**ATTACHMENT 3  
FINDINGS FOR APPROVAL  
PA-2019-015, 405 E. 4TH AVE., SPAR MODIFICATION**

405 E 4TH AVE, SAN MATEO, CA 94401-3311  
PARCEL # 034182160  
AS APPROVED BY THE PLANNING COMMISSION ON

**FINDINGS:**

- I. An Environmental Impact Report for this project was previously certified by the City Council on August 21, 2017.**
- II. Approve the Site Plan and Architectural Review Modification for modified design of a previously approved wall design (San Mateo Municipal Code § 27.08.030), Finding that:**
  1. The structures, site plan, and landscaping are in scale and harmonious with the character of the neighborhood in that:
    - a. The modification does not result in increased mass, bulk, or height.
    - b. The modification is consistent with the building design and materials approved previously;
  2. The development will not be detrimental to the harmonious and orderly growth of the City because:
    - a. The modification is consistent with the General Plan, Downtown Area Plan, and Zoning Code does not result in any violations of the Uniform Building Code, Zoning Code, and/or Municipal Codes;
    - b. The project satisfies the Zoning Code standards for height, building lines and setbacks;
  3. The development will not impair the desirability of investment or occupation in the vicinity, and otherwise in the best interests of the public health, safety, or welfare because:
    - a. The modification has no effect on the approved project's benefit to the community, which includes housing, offices, and a high quality building design.
  4. The development meets all applicable standards as adopted by the Planning Commission and City Council, conforms to the General Plan, and will correct any violations to the Uniform Building Code, Zoning Code, and or municipal codes in that:
    - a. The modification meets the development standards of the CBD/S zoning district with respect to land use, building height, setbacks, and open space;
    - b. The modification complies with the City's Downtown Area Plan policies;

- c. The modification will be constructed to meet all applicable provisions of the Uniform Building Code.
- 5. The proposed project will not adversely affect matters regarding police protection, crime prevention, and security in the that the buildings, on site paths of travel, and parking facilities will be required to conform to the City's current Security Ordinance through Conditions of Approval.