

**ATTACHMENT 10  
SAMPLE FINDINGS  
PA-2020-025, 222 E. 4<sup>th</sup> AVE. PRE-APP**

222 E. 4<sup>TH</sup> AVENUE, SAN MATEO, CA 94401  
PARCEL # 034176050, 034176070, 034176080, 034176090

**SITE PLAN AND ARCHITECTURAL REVIEW (SPAR) FOR THE DEMOLITION OF THE EXISTING BUILDING AND CONSTRUCTION OF NEW MIXED-USE BUILDING – FINDINGS (SMMC 27.08.030.a):**

The application shall be approved if the Council 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 PLAN AND ARCHITECTURAL REVIEW (SPAR) TO LOCATE LOADING ZONE ON THE PUBLIC RIGHT-OF-WAY – FINDINGS (SMMC 27.64.390.a):**

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

- 1) Adequate on-street parking is available along the parcel frontage to accommodate a loading vehicle;
- 2) On-street parking intended for temporary loading purposes is located at least 50 feet from any intersections, and provides convenient access to building entrances; and
- 3) The street width is adequate to accommodate loading vehicles without impeding use of the sidewalk or local traffic circulation or otherwise be detrimental to public safety

**SPECIAL USE PERMIT (SUP) FOR VALET PARKING SYSTEM – FINDINGS (SMMC 27.74.020):**

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

- 1) Granting of the Special Permit will not adversely affect the general health, safety and/or welfare of the community nor will it cause injury or disturbance to adjacent property by traffic or by excessive noise, smoke, odor, noxious gas, dust, glare, heat, fumes or industrial waste in that

**SPECIAL USE PERMIT (SUP) FOR LOSS OF METERED STREET PARKING SPACES – FINDINGS (SMMC 27.64.100.a.9.C):**

The application shall be approved by the Council if based on the finding that:

- 1) The improvements which necessitate the loss of metered parking spaces improve overall street circulation.

**SITE DEVELOPMENT PLANNING APPLICATION (SDPA) FOR TREE REMOVAL – FINDINGS (SMMC 23.40.040.a.4):**

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

- 1) 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
- 2) 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.

**STATE DENSITY BONUS LAW – FINDINGS (CA GOVERNMENT CODE 65915.d.1)**

In accordance with Government Code Section 65915(d)(1), the City shall grant the request unless the City finds that the concession or incentive:

- Does not result in identifiable and actual cost reductions to provide for affordable housing costs;

- Would have a specific adverse impact upon public health and safety; or,
- Would be contrary to state or federal law.