

**ATTACHMENT 8  
SAMPLE FINDINGS  
PA-2021-012, BLOCK 21 PRE-APP**

500 E. 3<sup>RD</sup> AVE., SAN MATEO, CA 94401  
PARCEL # 034185190, 034185170, 034185160, 034185040, 034185140, 034185110, 034185030  
034185050, 034185200, 034185150, 034185120

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

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 ZONES ON THE PUBLIC RIGHT-OF-WAY – FINDINGS (SMMC 27.64.390):**

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

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

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.

**TENTATIVE PARCEL MAP – FINDINGS (SMMC 26.56)**

The Council shall deny approval of the tentative parcel map if it makes any of the following findings:

- 1) That the proposed map is not consistent with applicable general and specific plans.
- 2) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- 3) That the site is not physically suitable for the type of development.
- 4) That the site is not physically suitable for the proposed density of development.
- 5) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- 6) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- 7) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This

subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision