

**ATTACHMENT 5**  
**SAMPLE FINDINGS**  
**PA-2021-062, 2164 PALM AVE. PRIVATE TENNIS COURT PRE-APP**

2164 PALM AVE., SAN MATEO, CA 94403  
PARCEL # 039-073-510

**SPECIAL USE PERMIT (SUP) – FINDINGS (SMMC 27.74.020):**

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

- 1) When granting non-designated special uses, the Planning Commission concludes that the proposed use(s) are so similar to any specifically allowed use in the district as to be virtually identical thereto in terms of impact and land use requirements.
- 2) 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.

**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 Planning Commission, 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.