

ATTACHMENT 7
SAMPLE FINDINGS OF APPROVAL
PA-2022-004, 477 9th Ave. PRE-APP

477 9th Avenue, San Mateo, CA 94402
PARCEL # 033281130

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.

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) 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...

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

The application shall be approved if the Commission 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.