

PA 14-079 221 S EL CAMINO REAL PRE-APPLICATION

SAMPLE FINDINGS

**SITE PLAN AND ARCHITECTURAL REVIEW (SPAR) FINDINGS:
(SAN MATEO MUNICIPAL CODE (SMMC) SECTION 27.08.030)**

Approve the Site Plan and Architectural Review for construction of _____
(Municipal Code Section 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.
 - b.
2. The development will not be detrimental to the harmonious and orderly growth of the City because
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 because
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 of the Uniform Building Code, Zoning Code, or other municipal codes in that
5. The development will not adversely affect matters regarding police protection, crime prevention, and security in that

**SITE DEVELOPMENT PLANNING APPLICATION FINDINGS:
(SMMC SECTION 23.40.040)**

GRADING:

Approve the Site Development Planning Application for site grading (Municipal Code Section 23.40.040[4]), finding that:

1. All concerns regarding surface grading, structure foundations, drainage, subsurface conditions, erosion, and landscaping have been addressed as follows:

- a.
- b.
2. All storm runoff drainage will be directed to storm water drainage systems as constructed by the applicant. Provision of landscaped areas will minimize storm runoff, and no overloading of drainage facilities will occur as a result of the project.
3. Construction related impacts will also be reduced by standard conditions of approval related to construction activities including watering of the site during grading operations, dust control, and scheduling of paving and other construction activities as soon as possible upon completion of grading activities.

**VARIANCE FINDINGS:
(SMMC SECTION 27.78.020)**

Approve the **Variance** to allow _____ (Municipal Code Section 27.78.020) finding that:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to properties in the same zone or neighborhood including buildings of architectural or historical significance or of architectural interest as recognized by action of the City Council or another government agency.
2. A variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the other property owners in the same zone or neighborhood.
3. Granting of the variance will not be materially detrimental to the public health, safety or welfare or materially injurious to other property or improvements in the neighborhood in which the property is located.
4. Granting of the variance will not adversely affect or be inconsistent with the General Plan.