

ATTACHMENT A FINDINGS TO AMEND THE ZONING CODE

FINDINGS FOR ZONING CODE AMENDMENTS

1. *The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan;*

The proposed amendment to the Zoning Code would create a process by which local property owners/residents could apply for an amendment to the City's Zoning Map to create a zoning overlay district to prohibit two-story construction in single-family and two-family residential neighborhoods. Allowing for this process would further the goals and policies of the Land Use Element of the General Plan by safeguarding the established character of a residential neighborhood from the potential threat of two-story construction.

This amendment is consistent with a number of goals and policies of the General Plan Land Use Element, including:

- Goal 22. Single-Family Neighborhoods. Distinct and quality single-family residential neighborhoods distinguished by their identity, scale, and character.
 - *Policy 22.1 Appropriate Scale and Massing.* Discourage mansionization by requiring building scale and massing that is compatible with existing development in single-family residential neighborhoods.
 - Goal 21. Desirable Neighborhoods. A City composed of neighborhoods with a variety of housing types that are desirable places to live, contribute to the quality of life, and are well maintained.
 - *Policy 21.3 Neighborhood Character.* Maintain elements of residential streets that unify and enhance the character of the neighborhood, including parkways, street trees, and compatible setbacks.
 - *Policy 21.5 Housing Character and Design.* Encourage the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages; architectural design and landscaped setbacks.
2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*

The proposed amendment to the Zoning Code would allow for a property owner-initiated process to prohibit two-story construction in a designated area. This prohibition would

protect the established residential character in a predominantly one-story single-family and two-family area. This Zoning Code amendment will not directly or indirectly result in any new construction that could potentially impact the public interest, health, safety, convenience, or general welfare of the City, as it would result in a process by which local residents could apply for a Zoning Map Amendment to create a new zoning overlay district.