

ATTACHMENT A

FINDINGS:

The Zoning Code requires that prior to the approval of an amendment the following findings must be made:

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

The General Plan Land Use Element includes Policy 4.11 – Development that is Compatible, which states: “Require that development demonstrates a contextual relationship with neighboring structures and sites addressing such elements as building scale, massing, orientation, setbacks, buffering, the arrangement of shared and private open spaces, visibility, privacy, automobile and truck access, impacts of noise and lighting, landscape quality, infrastructure, and aesthetics.

The proposed Zoning Code amendment would follow this policy by requiring new development to visually demonstrate the contextual relationship between a proposed project and its surroundings, in terms of building scale, massing, orientation, setbacks, visibility, privacy, and aesthetics.

Additionally, Policy 22.1 – Appropriate Scale and Massing, states, “Discourage mansionization by requiring building scale and massing that is compatible with existing development in single-family residential neighborhoods.”

The proposed Zoning Code amendment would follow this policy by requiring new development to demonstrate the consistency between a proposed project and neighboring properties including compatible building scale, massing, orientation, setbacks, visibility, privacy, and aesthetics.

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City:*

The proposed Zoning Code amendments are in response to community concerns regarding mansionization in Lower Hastings Ranch, and are designed to ensure greater neighborhood compatibility in established single-family neighborhoods. Therefore, the proposed amendments would not be detrimental to the public interest, health, safety, convenience, or general welfare of the city.