

ATTACHMENT A

Findings for Zoning Code Amendments

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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 existing Zoning Code complies with this policy by requiring development to demonstrate context through the Hillside Development Permit process. The proposed Zoning Code amendment would further comply with this policy by modifying the Hillside Development Permit process to specifically require two forms of visual analysis – story poles and visual renderings – which are currently not required. This modification will further require 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.”

By modifying the existing Hillside Development Permit regulations, 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.

The proposed amendment would also set new limits on basements and accessory structures to ensure that proposed structures are compatible with existing basements and accessory structures that are commonly found in Hillside neighborhoods.

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 Hillside Overlay zones, and are designed to ensure greater neighborhood compatibility in established Hillside single-family neighborhoods. Therefore, the proposed amendments would not be detrimental to the public interest, health, safety, convenience, or general welfare of the city.