

**ATTACHMENT A
FINDINGS FOR ZONING CODE AMENDMENTS**

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 a contextual relationship with neighboring structures and sites through compliance with revised development standards related to height, materials, and window placement and, for new construction.

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 development standards, the proposed Zoning Code amendment would follow this policy by requiring new development to demonstrate greater consistency between a proposed project and neighboring properties including compatible building scale, massing, 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 single-family residential zones, and are designed to ensure greater neighborhood compatibility between proposed projects and existing housing 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.