



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
FINDINGS FOR APPROVAL –
DEVELOPMENT PLAN (SECTION 21.23B.050)**

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In order to approve applications for Development Plans, the Planning Commission must make all of the findings set forth in this section. The Planning Commission may impose conditions of approval as necessary to make these findings. If, for a particular application, these findings cannot be made, the Planning Commission shall deny the application.

- A. The design and intensity (density) of the proposed Development Plan is consistent with the following:
 - 1. The goals and policies established by the General Plan;
 - 2. The policies and development standards established by any applicable Specific Plan.
 - 3. The Zoning Code, particularly the purpose and intent of the Zoning District in which a development project is located;
 - 4. All other adopted codes, policies, standards, and plans of the City;
- B. The proposed Development Plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City;
- C. The proposed Development Plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from gateways to the City and scenic corridors.
- D. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (e.g., privacy) impacts;
- E. The proposed Development Plan is compatible with existing scenic and environmental resources such as hillsides, stress courses, oak trees, vistas, historic buildings and structures;
- F. The proposed Development Plan contributes to the orderly development of the City as a whole;
- G. For projects listed within the Planned Development (Overlay) District, the proposed Development Plan is in conformance with the findings listed in Section 21.16A.070 (Ord. 635 N.S. Exh. B (part), 1992).