

Proposed and Current SFDB Findings

Proposed Findings:

1. ***Neighborhood Compatibility Findings.***
 - a. *Compatibility and Character.* The project is compatible with the site and neighborhood in its size, bulk, and scale; and contributes to the scenic character of the City.
 - b. *Quality Architecture and Materials.* The buildings and structures are designed with quality architectural details and enhance the appearance of the neighborhood.
 - c. *Good Neighbor Guidelines.* The project complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
 - d. *Trees.* The proposed project does not remove or significantly impact mature trees and complies with the Tree Protection and Preservation Standards in the applicable design guidelines.
 - e. *Public Views.* The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.
2. ***Hillside Finding.*** The following finding shall be made on any project on a lot within the Hillside Design District (Section 30.220.060.B), with an average slope of 20% or more:
 - a. *Hillside and Ridgeline Design Compatibility.* The development, including structure scale, form, materials, and colors, blends with the natural appearance of the ridgeline or hillside and does not significantly alter the natural topography of the site.
3. ***Grading and Vegetation Removal Findings.*** The following findings shall be made on any project that requires design review for grading, or a Vegetation Removal Permit under Chapter 22.10:
 - a. *Natural Topography Protection.* The grading is appropriate to the site, is designed to avoid visible scarring, and does not significantly alter the natural topography or appearance of any ridgeline or hillside.
 - b. *Vegetation Removal.* The proposed vegetation removal will not cause a substantial loss of southern oak woodland habitat and will comply with all applicable provisions of Chapter 22.10, Vegetation Removal.
4. ***Maximum Floor Area Ratio (FAR) Exception Findings.*** Any project that exceeds 100% of the Maximum Floor Area Ratio (FAR) must be consistent with the findings in Section 30.20.030.A of this Title:

Required Findings for Maximum FAR Exception.

Exhibit J

Single Family Streamlining Project

Proposed and Current SFDB Findings

The Design Review body shall make all of the following findings in order to approve a Maximum FAR Exception...:

- a. The subject lot has a physical condition—such as location, surroundings, topography, or the size or dimensions of the lot relative to other lots in the neighborhood—that does not generally exist on other lots in the neighborhood; and
- b. The physical condition of the lot allows the proposed project to be compatible with existing development within the neighborhood that complies with the applicable Maximum FAR standard.

Current Findings:

Neighborhood preservation findings.

Prior to approval of any project, the Single Family Design Board shall make each of the following findings:

1. Consistency and Appearance. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
2. Compatibility. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.
3. Quality Architecture and Materials. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
4. Trees. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree. The proposed project, to the maximum extent feasible, preserves and protects healthy, non-invasive trees with a trunk diameter of four inches or more measured four feet above natural grade. If the project includes the removal of any healthy, non-invasive tree with a diameter of four inches or more measured four feet above natural grade, the project includes a plan to mitigate the impact of such removal by planting replacement trees in accordance with applicable tree replacement ratios.
5. Health, Safety, and Welfare. The public health, safety, and welfare are appropriately protected and preserved.
6. Good Neighbor Guidelines. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
7. Public Views. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.

Exhibit J
Single Family Streamlining Project
Proposed and Current SFDB Findings
Hillside Design District and sloped lot findings.

In addition to the findings specified in subsection A above, prior to approval of any project on a lot within the Hillside Design District described in Section 22.68.060 or on a lot or a building site that has an average slope of 15% or more (as calculated pursuant to Section 28.15.080 or 30.15.030 of this code), the Single Family Design Board shall make each of the following findings:

1. Natural Topography Protection. The development, including the proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
2. Building Scale. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of structures.

Grading findings.

In addition to any other applicable findings specified in this section, prior to approval of any project that requires design review under Section 22.69.030 of this chapter, the Single Family Design Board shall make each of the following findings:

1. The proposed grading will not significantly increase siltation in or decrease the water quality of streams, drainages or water storage facilities to which the property drains; and
2. The proposed grading will not cause a substantial loss of southern oak woodland habitat.

Vegetation removal findings.

In addition to any other applicable findings specified in this section, prior to approving a vegetation removal permit that requires design review under Section 22.69.030 of this chapter, the Single Family Design Board shall make each of the following findings:

1. The proposed vegetation removal will not significantly increase siltation in or decrease the water quality of streams, drainages or water storage facilities to which the property drains; and
2. The proposed vegetation removal will not cause a substantial loss of southern oak woodland habitat; and
3. The proposed vegetation removal will comply with all applicable provisions of Chapter 22.10, "Vegetation Removal," of this code.

Maximum Floor Area (Floor to Lot Area Ratio).

A Modification to allow a development that would otherwise be precluded by operation of Subsection 30.20.030.A, Maximum Floor Area (Floor to Lot Area Ratio), may only be approved if the Planning Commission makes all of the following findings:

Exhibit J

Single Family Streamlining Project

Proposed and Current SFDB Findings

1. Not less than five members of the Single-Family Design Board or six members of the Historic Landmarks Commission (on projects referred to the Commission pursuant to Section 30.220.020) have voted in support of the Modification following a concept review of the project;
2. The subject lot has a physical condition (such as the location, surroundings, topography, or the size or dimensions of the lot relative to other lots in the neighborhood) that does not generally exist on other lots in the neighborhood; and
3. The physical condition of the lot allows the project to be compatible with existing development within the neighborhood that comply with the floor area standard.