



**Attachment 1  
Findings  
PA21-0164**

**1 GENERAL PLAN PA21-0164**

That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.

**2 ZONING PA21-0164**

That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code, or specific plan regulations applicable to the property.

**3 COMPATIBILITY PA21-0164**

That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity.

**4 GENERAL WELFARE PA21-0164**

That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

**5 PUBLIC FACILITIES PA21-0164**

That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).

**6 CATEGORICALLY EXEMPT PA21-0164**

That the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 Class 1 exemption (Existing Facilities) provides for accessory structures and uses on the same site as the approved principal use and per Section 15303 the Class 3 exemption (New Construction or Conversion of Small Structures) provides for construction of the minor addition to the existing dwelling.

**7 SPECIFIC PLAN CONSISTENCY PA21-0164**

That the proposed project, together with the provisions for its design and improvement, is consistent with the Silverado-Modjeska Specific Plan.

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**FENCES AND WALLS 1**

**PA21-0164**

That the height and location of the over-height walls within the front setback area and along the side and rear property lines areas will not result in or create a traffic hazard.

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**FENCES AND WALLS 2**

**PA21-0164**

That the height and location of the over-height walls as proposed will not create conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity.

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**VARIANCE 1**

**PA21-0164**

That there are special circumstances applicable to the subject building site which, when applicable zoning regulations are strictly applied, deprive the subject building site of privileges enjoyed by other property in the vicinity and subject to the same zoning regulations. Due to the physical separation provided by the drainage channel this property does have a special circumstance allowing for a reduction in the setback while meeting the intent of the zoning code.

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**VARIANCE 2**

**PA21-0164**

That approval of the application will not constitute a grant of special privileges which are inconsistent with the limitations placed upon other properties in the vicinity and subject to the same zoning regulations when the specified conditions are complied with.

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