

Tentative Subdivision Map
Findings for Approval
Planning Commission Draft, September 25, 2013

- (1) That the proposed map is with the General Plan, in that the mix of land uses includes low, medium, and high-density residential, parks, greenbelt open space, and mixed-use areas as shown on the General Plan Land Use Map;
- (2) That the site is physically suitable for the type of development, in that it is adjacent to urban development and a major arterial road (Covell Boulevard) and Measure J/R voter approval is not required;
- (3) That the site is physically suitable for the proposed density of development, in that the range and mix of dwelling units is consistent with the City's intent that the following types of housing shall be emphasized and pursued while considering the existing and planned context of individual developments:
 - Small for-sale and rental market-rate small single family (cottage) units.
 - For-sale and rental townhouses.
 - For-sale and rental stacked flat condominium units.
 - For-sale and rental higher density luxury condos (such as mid-rise).
 - Accessory dwelling units.
 - Innovative development forms which promote sustainability and a sense of community.
- (4) Environmental Impact Report SCH #201232022 was prepared with respect to the project and a finding was made pursuant to Section 21081(c) of the California Public Resources Code (the California Environmental Quality Act) that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report;
- (5) That the design of the subdivision or the type of improvements is not likely to cause serious public health problems;
- (6) That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.; or
- (7) Subject to Section 66474.4 of the Subdivision Map Act, that the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with Section 51200 of the Government Code).