

A. Explain how the proposed project is consistent with the General Plan.

Ask the Planning Division for the General Plan Designation for the proposed project site, and an explanation of the designation. Once you have this information, you can compare your proposal with the stated designated use, then explain why this proposal would fit accordingly.

B. Explain why the proposed project will not adversely affect neighboring properties.

How will the proposed structure affect neighboring properties or structures on those properties? If neighboring properties will not be affected, state why. Think about traffic, noise, lighting, paving, landscaping sunlight/shade, views from neighboring properties, ease of maintenance, etc.

C. Explain why the proposed project will not be detrimental to the health, safety, or general welfare of the persons residing or working on the site or in the vicinity.

How will the proposed structure affect persons living or working on neighboring properties? If neighboring properties will not be affected, state why.

Health includes such things as sanitation (garbage), air quality, discharges into sewer and stormwater systems, water supply safety, and things which have the potential to affect public health (i.e., underground storage tanks, storage of chemicals, situations which encourage the spread of rodents, insects or communicable diseases).

Safety. How will the structure or use within the structure affect police or fire protection? Will alarm systems or sprinklers be installed? Could the structure or use within the structure create a nuisance or need for police services (i.e., noise, unruly gatherings, loitering, and traffic) or fire services (i.e., storage or use of flammable or hazardous materials, or potentially dangerous activities like welding, woodwork, engine removal).

General welfare is a catch-all phrase meaning community good. Is the proposal consistent with the city's policy and goals for conservation and development? Is there a social benefit?

D. Explain how environmental features, site conditions, location of existing improvements, or historic development patterns of the property or neighborhood provide justification for the proposed request.

How do environmental features (e.g., location of creeks and trees on the subject property) or site conditions (e.g., irregular lot configuration or lot slope) provide reasoning for the proposed request? How does the location or configuration of the existing structure(s) or existing development patterns in the neighborhood provide justification for the proposed request? Is the proposed improvement similar to that which exists in the neighborhood?