

Motion Worksheet for ABR and HLC

I move to...

<input type="checkbox"/> Continue the project	<input type="checkbox"/> _____ weeks <input type="checkbox"/> indefinitely	to: <input type="checkbox"/> Consent Calendar <input type="checkbox"/> Full Board	<input type="checkbox"/> Staff Hearing Officer <input type="checkbox"/> Planning Commission
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<input type="checkbox"/> Approve the project	<input type="checkbox"/> for Project Design Approval <input type="checkbox"/> for Final Approval	<input type="checkbox"/> with conditions: _____	<input type="checkbox"/> Deny the project design <input type="checkbox"/> with prejudice <input type="checkbox"/> without prejudice
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...with the following comments:

<p>Compatibility Considerations (SBMC §22.22.145 & §22.68.045)</p> <p>1. Re: the following Design Guidelines _____, City Charter passage _____ or Municipal Code provisions _____, the project design (<input type="checkbox"/> is consistent with <input type="checkbox"/> needs to improve) consistency in regards to: Site design: _____ Architecture: _____ Landscaping: _____ Other: _____</p> <p>2. Re: consistency with the architectural character of the City and neighborhood, the design (<input type="checkbox"/> is consistent with <input type="checkbox"/> needs to improve).</p> <p>3. The size, mass, bulk, height and scale (<input type="checkbox"/> is appropriate <input type="checkbox"/> needs to change <i>in this way</i> _____ to be appropriate) for its location and its neighborhood.</p> <p>4. Re: adjacent landmarks and historic resources, the design (<input type="checkbox"/> is sensitive <input type="checkbox"/> needs to change <i>in this way</i> _____ to be sensitive).</p> <p>5. Re: established scenic public vistas, the design (<input type="checkbox"/> responds appropriately <input type="checkbox"/> needs to change <i>in this way</i> _____ to respond appropriately).</p> <p>6. Re: open space and landscaping, the project design (<input type="checkbox"/> includes <input type="checkbox"/> needs to change <i>in this way</i> _____ to include) an appropriate amount.</p>
<p>Required Findings</p> <p>7. The project (<input type="checkbox"/> is consistent with <input type="checkbox"/> needs to improve) consistency with _____ required findings in the following ways: _____.</p>
<p>Modification(s)</p> <p>8. The modification (<input type="checkbox"/> is <input type="checkbox"/> is not) aesthetically appropriate. The proposed modification (<input type="checkbox"/> poses <input type="checkbox"/> does not pose) consistency issues with the following design guidelines or required findings: _____.</p> <p>9. The yard, lot or floor area modification (<input type="checkbox"/> promotes <input type="checkbox"/> does not promote) an appearance of uniformity of development.</p>
<p>Other (example, additional site design, architecture or landscaping comments: _____</p>

...with the following comments (cont'd):

Specific Project Type Findings for ABR and HLC

R-O Zone. (SBMC §28.48.115) If the property is within EPV or another landmark district or if the structure is a designated City Landmark:

The design and appearance of the office building (is **designed** needs to change in this way) to be compatible with existing and possible future adjacent residential uses.

C-O Zone. (SBMC §28.51.115) If the property is within EPV or another landmark district, or if the structure is a designated City Landmark:

The design and appearance of the office building (is needs to change in this way to be) compatible with adjacent residential uses.

Wireless Antennas. (SBMC §28.94.030.DD.1.c.5)

(**No adverse visual impacts result** the project needs to change in this way to have no adverse visual impacts result) from wireless antennas and equipment installation in consideration of compatibility with nearby buildings, appropriate screening, site location, antenna color and size.

...and with the following conditions of approval: _____. (For example, “The existing proposed _____ (species) tree is to be maintained as marked on the plans.”)

Specific Project Type Findings for HLC

HISTORIC FINDINGS OF NO SUBSTANTIAL ADVERSE EFFECT.

The project design (**will have** needs to changing in this way to have) no substantial adverse effect on historic resources.

...with the following comments (cont'd):

Specific Project Type Findings for HLC Single Family Residential Projects

SINGLE FAMILY RESIDENTIAL PROJECTS

NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS (SBMC §22.69.050)

The project (is needs to change per the following comments to be) consistent with required NPO Findings 1-7:

1. Re: **Consistency and Appearance**, the proposed development (is needs to change in this way to be) consistent with the scenic character of the City and (will needs to change in this way to) enhance the appearance of the neighborhood.
2. Re: **Compatibility**. The proposed development (is needs to change in this way to be) compatible with the neighborhood, and its size, bulk, and scale (are need to change in this way to be) appropriate to the site and neighborhood.
3. Re: **Quality Architecture and Materials**. The proposed buildings and structures (are need to change in this way to be) designed with quality architectural details. The proposed materials and colors (maintain need to change in this way to maintain) the natural appearance of the ridgeline or hillside.
4. Re: **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 (4") or more measured four feet (4') above natural grade. **OR**
 The project includes a plan to mitigate the impact of removing healthy, non-invasive tree(s) with a diameter of four inches (4") or more measured four feet (4') above natural grade by planting replacement trees in accordance with applicable tree replacement ratios.
5. Re: **Health, Safety, and Welfare**. The public health, safety, and welfare (are appropriately protected and preserved can be better protected and preserved by the project changing in this way).
6. Re: **Good Neighbor Guidelines**. The project (generally complies need to change in this way to generally comply) with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
7. Re: **Public Views**. The development, including proposed structures and grading, (preserves need to change in this way to preserve) significant public scenic views of and from the hillside.

HLC SINGLE FAMILY RESIDENTIAL PROJECTS CONTINUED

HILLSIDE DESIGN DISTRICT AND SLOPED LOT FINDINGS. (SBMC § 22.69.050.B)

1. Re: **Natural Topography Protection**, The development, including the proposed structures and grading, (is needs to change in this way _____ to be) appropriate to the site, (is needs to change in this way _____ to be) designed to avoid visible scarring, and (does not needs to change in this way _____ to not) significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
2. Re: **Building Scale**, The development (maintains needs to change in this way _____ to maintain) a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of structures.
425-4 rev. 6/30/10

GRADING FINDINGS. (SBMC §22.69.050.C)

1. The proposed grading (will not needs to change in this way _____ to 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 needs to change in this way _____ to not) cause a substantial loss of southern oak woodland habitat.

VEGETATION REMOVAL FINDINGS. (SBMC §22.69.050.D)

1. The proposed vegetation removal (will not needs to change in this way _____ to 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 needs to change in this way _____ to not) cause a substantial loss of southern oak woodland habitat; and
3. The proposed vegetation removal (will needs to change in this way _____ to) comply with all applicable provisions of Chapter 22.10, "Vegetation Removal".