

ATTACHMENT 1
REQUIRED FINDINGS

Development Plan Review Permit:

1. The proposed plan is consistent with the General Plan and any specific plans adopted for the area;
2. The proposed plan will not adversely affect existing and anticipated development in the vicinity and will promote harmonious development of the area;
3. The nature, configuration, location, density, height and manner of operation of any commercial development proposed by the plan will not significantly and adversely interfere with the use and enjoyment of residential properties in the vicinity of the subject property;
4. The proposed plan will not create any significantly adverse traffic impacts, traffic safety hazards, pedestrian-vehicle conflicts, or pedestrian safety hazards; and
5. The proposed plan will not be detrimental to the public health, safety, or general welfare.

Conditional Use Permit:

1. The proposed location of any such use will not be detrimental to adjacent property or to the public welfare;
2. The restaurant will not have a substantial adverse impact on the use and enjoyment of surrounding residential properties due to:
 - a. The accumulation of garbage, trash, or other waste;
 - b. Noise created by the operation of the restaurant or by employees or visitors entering or exiting the restaurant;
 - c. Light and glare;
 - d. Odors or noxious fumes;
 - e. Parking demand created by the restaurant, including parking demand created by employees; or
 - f. Traffic

Extended Hours Permit:

1. The extended hours operation will not substantially disrupt the peace and quiet of the adjacent neighborhood as a result of any of the following:
 - a. The accumulation of garbage, litter, or other waste, both on and off of the subject site;
 - b. Noise created by the extended hours operation or by employees or visitors entering or exiting the extended hours operation;
 - c. Light and glare;
 - d. Odors and noxious fumes;
 - e. Pedestrian queuing;
 - f. Crime or peril to personal safety and security;

- g. Use of residential streets for parking which is likely to cause activity associated with the subject extended hours operation to intrude substantially into a residential area;
- h. Effects on traffic volumes and congestion on local residential streets; and

Cumulative impacts relating to the existing concentration of extended hours operations in the vicinity of the proposed extended hours operation.