

**DRB Findings**  
**871 Serenidad Place (APN 077-450-020)**  
**Case No. 18-090-DRB**  
**Addition of 320 Square Feet to the First and Second Floor**

***Neighborhood Compatibility***

1. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.
2. Site layout, orientation, and location of structures, buildings, and signs are in an appropriate and harmonious relationship to one another, and to the environmental qualities, open spaces and topography of the property.
3. The project demonstrates a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.
13. The development will not adversely affect significant public scenic views.
17. The development will enhance the appearance of the neighborhood.
19. The project architecture will respect the privacy of neighbors and is considerate of private views and solar access.

The first and second story addition at the rear of the residence will not result in detrimental impacts to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas as the adjacent properties currently have a second story and the proposed addition would be largely obscured by the existing dwelling. In any event, the project will not impact any significant public scenic views. The setback from the property to the west (rear) yard would be 29 feet. Consistent with the existing structure, the proposed addition would have an 11-foot setback from the property to the south. All setbacks would be in conformance with the City's Inland Zoning Ordinance.

***Quality of Architectural Design***

4. There is harmony of material, color, and composition of all sides of a structure or buildings.
5. A limited number of materials will be on the exterior face of the building or structure.
6. There is consistency and unity of composition and treatment of exterior elevation.
7. Mechanical and electrical equipment is well integrated in the total design concept and screened from public view to the maximum extent practicable.
8. All visible onsite utility services are appropriate in size and location.
14. Signs, including their lighting, are well designed and are appropriate in size and location.
15. All exterior site, structure and building lighting is well-designed, appropriate in size and location, and dark sky compliant.
16. The proposed development is consistent with any additional design standards as expressly adopted by the City Council.

The architectural design, colors, materials, and roof slope will match the existing residence.. Therefore, the addition will harmonize with the existing residence. Proposed lighting is minor and will be used to illuminate the new exterior door on the ground floor.

***Quality of Landscape Design***

9. The grading will be appropriate to the site.

10. Adequate landscaping is provided in proportion to the project and the site with due regard to the preservation of specimen and landmark trees, and existing native vegetation.
11. The selection of plant materials is appropriate to the project and its environment, and adequate provision will be made for the long-term maintenance of such plant materials.
12. The project will preserve and protect, to the maximum extent practicable, any mature, specimen or skyline tree, or appropriately mitigate the loss.

With the exception of one palm tree and a small grass area that would be removed at the rear of the property, all landscaping will be protected in place.

### ***Zoning***

13. The public health, safety and welfare will be protected.
20. The project will provide for adequate street design and sufficient parking for residents and guests in a safe and aesthetically pleasing way.

The proposed second story addition is consistent with applicable zoning regulations, including the maximum height allowance of 25 feet. The project will not impact parking or site access.