

## RECOMMENDED FINDINGS

### General Plan & Rezone

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#### Finding:

1. The amendment to the general plan or precise zoning plan, as proposed, changed or modified is deemed to be in the public interest. (*Finding Met*)

The property at 915 E. De Guigne Drive is located within an area that has been transitioning to residential uses. The proposed medium density use is appropriately adjacent to similar medium density residential uses east of the site. The proposed use is also considered more compatible with the neighboring school uses to the west. The site is adequately buffered by E. Duane Avenue to established single family uses north of the site. Appropriate site layout and architectural design can further integrate the proposed multi-family development within the neighborhood. Convenient neighborhood commercial uses are located adjacent to the site across E. Duane Avenue. A bus route runs along E. Duane Avenue with several nearby stops on each side of the street. The proposed park at 936 E. Duane provides an opportunity for a public facility in an underserved area. Environmental mitigation reduces most impacts to a less than significant level for new and existing residents in the area. As currently proposed, the project would allow for increased affordable opportunities within the community.