

2022-7198 691 Toyon Ave

RECOMMENDED FINDINGS

Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single-Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed entry porch is well designed as it helps in defining the front entry and is consistent with the proposed architectural style of the house. Finding met.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	As conditioned, the design, scale and bulk of the proposed home will be compatible with that of the surrounding two-story homes. The proposed second floor has a modest 8 feet plate height. Finding met.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed project complies with the requirements related to height and setbacks and is respectful of the surrounding neighborhood. As conditioned, the proposed project will respect the privacy of adjacent neighbors by providing high sill windows on the second floor along the side yard. Finding met.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project does not propose any modifications to the existing parking layout. Finding met.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The project proposes landscaping improvements that include new planting in the front yard. Finding met.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The applicant proposes to utilize high-quality material that will complement the proposed architectural style and will enhance the existing streetscape. Finding Met
<i>2.2.7 Preserve mature landscaping</i>	No protected trees are proposed to be removed. Finding met.