

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 - *Finding made*

Staff is able to make this finding as indicated below:

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed home's entry would face the street similar to the pattern in the existing neighborhood. A more formal entry feature would be introduced rather than keeping the entry beneath first-floor eaves. However, the height and design of the formal entry feature is compliant with Design Technique 3.3.D.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed home at 49.8% FAR, which is larger than homes in the surrounding neighborhood. The second floor area of the home is proposed at 35% of the first floor area, which is in keeping with Design Technique 3.4.A for neighborhoods that are predominantly single story. Project meets development standards for the zoning district.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed design respects the privacy of adjacent neighbors by including significant second floor setbacks and minimizing second floor windows. The proposal includes a second story in a predominantly second story neighborhood which is not precluded in this zoning district.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposal includes two covered and two uncovered parking spaces as required by code thereby bringing the site in conformance with parking requirement and reducing the need for on-street parking. The project now includes planting of a replacement tree in the front yard adjacent to the driveway to reduce the visual impact of parking.

<p><i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i></p>	<p>The proposed project removes a large tree in the front yard which is noted to be in fair condition and topped. A replacement tree will be planted in the front yard adjacent to the driveway. The new driveway will include pavers to allow for a pervious surface and reduce storm water runoff.</p>
<p><i>2.2.6 Use high quality materials and craftsmanship</i></p>	<p>The proposed design includes stucco, stone cladding and concrete tile roofing. These materials are consistent with the Design Techniques and the surrounding neighborhood.</p>
<p><i>2.2.7 Preserve mature landscaping</i></p>	<p>One protected tree located in the front yard is proposed to be removed due to its close proximity to the new structure and health of this topped tree will be compromised during construction. Two replacement trees will be planted (one in the front yard and one in the rear yard). The proposal will not significantly change the landscaping and will be compatible with the neighborhood.</p>