

## **Design Review**

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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.

<b>Basic Design Principle</b>	<b>Comments</b>
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed entry porch, as conditioned, is well designed and helps define the front entry and is consistent with the architectural style of the house and immediate neighborhood. <b>Finding met</b>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposal, subject to conditions of approval, is similar in bulk and scale of other homes in the neighborhood. The proposed second floor exceeds the minimum setbacks and has well-articulated building facade with offsets and high quality materials that help in minimizing the potential visual impact. <b>Finding met</b>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposal, as conditioned, complies with the requirements related to height and setbacks and is respectful of the surrounding neighborhood. The proposed project, as conditioned, respects the privacy of adjacent neighbors by providing high sill windows on the second floor along the side yard. <b>Finding met</b>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project meets the minimum required parking of two covered and two uncovered parking spaces. The proposed location of the garage is consistent with the pattern common in the neighborhood. <b>Finding met</b>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The project proposes landscaping improvements that include new planting and decorative paving in the front yard, preservation of the existing trees and addition of a new street tree that will improve the streetscape. <b>Finding met</b>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The applicant proposes to utilize high-quality material (brick veneer and stucco) that will complement the architectural style and is found within

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Basic Design Principle	Comments
	the neighborhood to enhance the existing streetscape. <b>Finding Met</b>
<i>2.2.7 Preserve mature landscaping</i>	The proposal, as conditioned, will save an existing tree at the site and will include additional plantings. <b>Finding Met</b>