RECOMMENDED FINDINGS

Design Review

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

Basic Design Principle	Comments
2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns	As with other homes in the vicinity, the proposed residence would be oriented with its front elevation facing Lantana Drive. ***Finding Met***
2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.	The proposed residence includes minimal increases to existing floor area and height, and has been designed to reduce the apparent scale and bulk through decorative exterior materials, increased setbacks, and modest plate heights. ***Finding Met***
2.2.3 Design homes to respect their immediate neighbors	The proposed residence complies with code requirements related to height, setbacks, and solar shading. Conditions of approval require second story windows facing neighboring properties not required for egress to have sills at least five feet above finished floor. ***Finding Met***
2.2.4 Minimize the visual impacts of parking.	The project does not propose any modification to the existing parking layout of the site, which is consistent with the prevailing neighborhood pattern. ***Finding Met***
2.2.5 Respect the predominant materials and character of front yard landscaping.	Proposed modifications to landscaping in the front yard are attractive and consistent with the City's low water use landscaping requirements and the prevailing neighborhood pattern. ***Finding Met***
2.2.6 Use high quality materials and craftsmanship	The proposed design includes elements consistent with the prevailing Ranch style in the neighborhood, such as horizontal wood siding on the second floor contrasted with high quality plaster on the first floor, window shutters, exposed roof rafters, decorative vents, and brick veneer. ***Finding Met***
2.2.7 Preserve mature landscaping	No protected trees will be removed as part of this project. ***Finding Met***