

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
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed new single-family residence will not modify the home orientation and entry pattern. <i>Finding Met</i>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood</i>	The neighborhood is predominantly single-story, single-family homes and the proposed new single-story residence has been designed to match the scale, bulk and character of the homes in the neighborhood. <i>Finding Met</i>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The project has been designed to respect their immediate neighbors with ample setbacks and would have minimal impacts to the immediate neighbors. <i>Finding Met</i>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project proposes the garage for the main residence in the front and a detached garage in the rear. The project meets the required parking requirements. <i>Finding Met</i>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Although there are 12 protected trees proposed to be removed from the property, two protected Oak trees will be preserved in the front yard. The applicant proposes new landscaping in the front yard. <i>Finding Met</i>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed new house will incorporate design elements and high quality materials as seen in the neighborhood. <i>Finding Met</i>
<i>2.2.7 Preserve mature landscaping</i>	12 protected trees are proposed to be removed, some of which are not in healthy condition. Two protected Oak trees will be preserved in the front yard. Conditions will be included to provide tree protection during construction and planting of replacement trees. <i>Finding Met</i>
