

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 project involves modifications to the front of the property but will not alter the existing home orientation with the front entry facing the street. The design would match the architectural style of the building and maintains the prevailing neighborhood home orientation and entry patterns. Finding met
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The subject property is a single-family home located in a neighborhood predominantly composed of single-family homes. The proposed addition, situated at the front of the property, would match the existing home's roof pitch and materials, feature a plate height of eight feet, and incorporate high-quality materials. Finding met.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed single-story addition complies with code requirements related to height and setbacks. It is located at the front of the property with standard heights, respecting the surrounding neighborhood. Additionally, there are no privacy impacts from the proposed project. Finding met.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposed project does not propose changes to the existing layout of the two-car garage and driveway. Finding met.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed project involves modifications to the front of the property but does not alter the materials and character of the front yard landscaping. Finding met.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The applicant proposes to utilize high quality materials for the addition including a stucco finish, fiberglass windows, and

	composition single roofing that align with the existing home, ensuring a consistent appearance between all structures. Finding met.
<i>2.2.7 Preserve mature landscaping</i>	The proposed project does not include the removal of protected trees. Finding met.