

## RECOMMENDED FINDINGS

### Special Development Permit

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. <b><i>Finding Met</i></b>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed home respects the scale, bulk, and character of other two-story homes in the neighborhood because the project design uses measures to reduce the mass and bulk of the second story through generous setbacks, second story setback to the rear of the first story, and moderately pitched hip roof. <b><i>Finding Met</i></b>
<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 and solar shading. <b><i>Finding Met</i></b>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposal, as conditioned, includes two covered and two uncovered parking spaces as required by code. <b><i>Finding Met</i></b>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed project will include plantings in the front yard that will improve the streetscape. <b><i>Finding Met</i></b>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes stucco, stone cladding and dimensional composition shingle roofing. These materials are consistent with the Design Techniques and the surrounding neighborhood. <b><i>Finding Met</i></b>
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. <b><i>Finding Met</i></b>
<i>3.3D Eave lines at entries should match or be within 24" of the height of entry eaves in the neighborhood.</i>	The height and design of the entry feature is compliant. <b><i>Finding Met</i></b>