

RECOMMENDED FINDINGS

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 rear of the property, which do not alter the existing home orientation with the front entry facing the street. The design will 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 proposed project will fall within the 86 th percentile of the immediate neighborhood in terms of floor area ratio when it is built. The subject property is a single-family home in a neighborhood with predominantly single-family homes and some larger duplexes. The additional floor area is for a shed and covered patio, which is compatible with the neighborhood. To help minimize the scale and bulk, the patio will continue the main residence’s 9’-9½” plate height at the rear, and the shed utilizes 8-foot building height. The flat roofs and stucco finish will match the main residence’s contemporary design. No second story is proposed. Finding met.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed project complies with the Code requirements related to height and setback and is respectful of the surrounding neighborhood. The shed does not include any windows and is located 4’ from the side property line and 5’-2” from the rear property line. 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 rear of the property, which do 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 patio and shed, including a stucco finish, 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 trees. Finding met.