

## RECOMMENDED FINDINGS

### Design Review

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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 addition does not alter the orientation of the home and entry patterns.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed home at 49% FAR is larger than homes in the surrounding predominantly single-story neighborhood; is adjacent to a two-story home with 46% FAR; the proposed addition occurs in the rear portion and maintains 8 foot plate heights to respect the scale, bulk and character of the neighborhood.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed second story with the high sill windows respects the privacy of adjacent neighbors by including significant second floor setbacks and minimizing second floor windows.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposal converts the garage back to garage use to meet single family parking requirement and reduces the need for on-street parking.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed addition does not alter the front yard; retains all the mature landscaping and trees in the front yard.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed addition matches the existing exterior (vertical siding) and roof material (composition shingle). These materials are consistent with the Design Techniques and the surrounding neighborhood.
<i>2.2.7 Preserve mature landscaping</i>	The proposed addition does not remove any mature trees/landscaping that need to be saved.