

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>	As with other homes in the vicinity, the proposed residence is oriented with its front entry facing San Pablo Ave. with an entry feature consistent with other new two-story homes in the neighborhood. <i>Finding Met</i>
<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 and moderately pitched hip roof. <i>Finding Met</i>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed residence complies with code requirements related to height, setbacks, and solar shading. <i>Finding Met</i>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The parking layout is consistent with the prevailing neighborhood pattern. <i>Finding Met</i>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design uses high quality stucco, window trim, and roof material. <i>Finding Met</i>
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. <i>Finding Met</i>