

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 solid roof does not alter the home orientation and entry pattern and complies with development standards.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The patio roofing is designed such that the overall structure will be shorter than the existing one story home. In addition, the patio will not be visible from the street frontage.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed project maintains existing setbacks. The roof will not create a visual contrast from immediate properties to the rear of the subject site, because the material and design of the roof will match and blend with the existing house. As conditioned, a tree will be planted between the patio and rear fence to further reduce visual impacts to the adjacent neighbors to the rear.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project does not propose any modifications to the existing two-car driveway and two-car garage.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed roof of the accessory structure is designed to match the existing home, with exterior materials and architectural style.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed roof design includes high quality composition shingles. It is consistent with the Design Techniques.
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project.