

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 house will maintain its orientation toward the street, which is consistent with the immediate neighboring properties. Finding met.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed home has been design to minimize the perception of bulk and mass through modest plate heights, provide adequate setbacks for the second story, and the use of architectural styles, materials and finishes that complement the neighborhood. The proposed two-story home is surrounded by other two-story homes and in a neighborhood which has a high FAR precedent. Finding Met
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The design of the new two-story home respects the adjacent neighbors by retaining most of the traditional elements of the home, providing ample setbacks for the second floor, utilizing a modest 8' wall plate height to reduce massing, and conditioned to utilizing window sizes and placements that minimize privacy impacts such as opaque glass or high sill. Finding met.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposed project meets the minimum required parking of two covered and two uncovered parking spaces with a two-car garage that has an increased setback and is well-integrated into the architecture of the new home. The proposed location of the garage is consistent with the pattern common in the neighborhood. Finding met.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed project does not propose any landscaping changes to the front yard, however, the existing brick courtyard wall and entry gate will be replaced with stacked stone and a new

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	heavy wood entry gate help identify and articulate the front entry from the street. Finding met.
2.2.6 <i>Use high quality materials and craftsmanship</i>	The applicant proposes to utilize high quality materials (stucco, stacked stones, and dimensional asphalt composition roof shingles) that will complement the architectural style that are found within the neighborhood. Window styles shall be consistent throughout the house expressed with grid patterns and enhanced trims and sills that reinforce the architectural style of the home. Finding met.
2.2.7 <i>Preserve mature landscaping</i>	The proposed project does not propose any tree removals or landscape modifications. Finding met.