

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 addition's entry would continue to face the street similar to the pattern in the existing neighborhood. A more formal entry feature would be introduced which is compliant with the Design Technique Guidelines for height and formal entry feature. |
| <i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i> | The addition has been designed to reduce the apparent scale and bulk through modest plate heights. The proposed home is within the allowable height of 30 feet. |
| <i>2.2.3 Design homes to respect their immediate neighbors</i> | The proposed structure has been designed to respect the scale of the adjacent homes through the treatment of the second floor, entry features and overall massing. |
| <i>2.2.4 Minimize the visual impacts of parking.</i> | The project does not propose any modifications to the layout of the parking for this site. Two covered and two uncovered parking spaces are proposed as is the requirement. |
| <i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i> | The exterior materials are similar to those found in the neighborhood and applied in a manner consistent with the architecture. |
| <i>2.2.6 Use high quality materials and craftsmanship</i> | The proposed design includes high quality stucco and wood trim. These materials are consistent with the Design Techniques and the surrounding neighborhood. |
| <i>2.2.7 Preserve mature landscaping</i> | No protected trees will be removed as part of this project. |