

RECOMMENDED FINDINGS

Design Review

Finding: As conditioned, the proposed project is desirable in that the project's design and architecture conforms to the policies and principles of the Single Family Home Design Techniques.

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>	As with other homes in the vicinity, the proposed home would be oriented with its front elevation facing Longspur Avenue. <i>Finding Met</i>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed first-story addition would be divided into two portions, helping to offset the aesthetic impact of the proposed new second story. The second-story addition has been designed to reduce the apparent scale and bulk through increased setbacks and modest plate heights. The proposed home is within the allowable height of 30 feet. <i>Finding Met</i>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed structure complies with code requirements related to height and setbacks. Conditions of Approval require that any second-story windows facing neighboring properties not required for egress have sills at least 5 feet above finished floor. <i>Finding Met</i>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project does not propose any modification to the layout of the parking for the site. <i>Finding Met</i>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Proposed modifications to landscaping are attractive and align with the prevailing neighborhood pattern. <i>Finding Met</i>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes high quality stucco, wainscoting, and framed windows. <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>