

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
2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns	The project home's entry and garage, and new front porch are oriented towards South Pastoria Avenue in a scale that is compatible with homes in the neighborhood.
2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.	The proposed home 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.
2.2.3 Design homes to respect their immediate neighbors	The proposed design respects the privacy of adjacent neighbors by including second floor setbacks and reduced massing. Homes on both sides of the proposed homes are two stories.
2.2.4 Minimize the visual impacts of parking.	Two covered and two uncovered parking spaces are proposed as is the requirement.
2.2.5 Respect the predominant materials and character of front yard landscaping.	The exterior materials are similar to those found in the neighborhood and applied in a manner consistent with the architecture.
2.2.6 Use high quality materials and craftsmanship.	The proposed design includes high quality horizontal siding materials. These materials are consistent with the City's adopted Design Techniques and the surrounding neighborhood.
2.2.7 Preserve mature landscaping.	No protected trees are proposed to be removed with the project.