

RECOMMENDED FINDINGS

Design Review

The proposed project is desirable in that the project's design and architecture conforms to the policies and principles of the Citywide Design Guidelines. The guidelines applicable to this project are:

“Design Guideline #2.C.1”. *Maintain diversity and individuality in style but be compatible with the character of the neighborhood.*

The proposed project is in the R-3 zoning district with townhomes located north, east and south of the site. The design includes diversity and individuality of the units by distinguishing the units with colors and materials while maintaining the character of the neighborhood.

“Design Guideline #2.C.2”. *In areas where no prevailing architectural style exists, maintain the general neighborhood character by the use of similar scale, forms, and materials providing that it enhances the neighborhood.*

The project consists of one, three story building, containing 5 units and is similar in scale and form with the other townhomes in the neighborhood. The project architecture is contemporary in style with painted wood and stucco siding and concrete tile roofing consistent with the neighborhood.

“Design Guideline #2.C.3”. *Develop a comprehensive architectural theme for multi-building complexes. Unify various site components through the use of similar design, material, and colors.*

The project consists of one, three story building; the architectural theme is consistent throughout the project with similar materials and colors.

“Design Guideline #2.D.1”. *New roofs should be consistent in form and shape with the dominant roof form in the neighborhood.*

The roof pitch is a concrete tile roof with a 4/12 roof pitch similar to other townhomes in the neighborhood.

“Design Guideline #2.D.4”. *Vary roof levels and forms on a large building to create diversity and to decrease the apparent scale of the building.*

The proposed townhomes have been designed to reduce the apparent scale and bulk through varied roof lines, box windows, setback of the second story and Juliet balconies.

“Design Guideline #2.E.1”. *Develop a comprehensive material and color scheme for each project to tie in the various parts of the project. Choose a variety of colors and materials to add interest to buildings.*

The project proposes neutral colors and high quality materials. The exterior materials are similar to those found in the neighborhood and applied in a manner consistent with the architecture.

In order to approve the Design Permit, the decision maker must be able to make this finding:

The project's design and architecture will conform to requirements of the "Citywide Design Guidelines" (*Finding met*).

The proposed project meets the Citywide Design Guidelines as listed above by providing five ownership housing units with high quality architectural design and materials. The project will enhance the neighborhood aesthetics and contribute positively to the streetscape.

Variance

1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape, topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner or privileges enjoyed by other properties in the vicinity and within the same zoning district.

Although the 10, 298 s.f. lot exceeds the minimum R-3 lot size of 8,000 s.f. the lot is substandard in width. The lot is approximately 66 feet wide where 82 feet is required for a corner lot. The narrow width limits the design options for the property. Since both adjacent lots are already redeveloped with townhomes there was no opportunity to combine lots to create a larger developable site. The corner lot also has two required 20 foot front yards further limiting options for the building location. Locating the usable open space along the Maria Lane frontage creates a more desirable street frontage as opposed to driveways and garages there. Also, if open space areas were located on the north side of the project (opposite of Maria Lane) the adjacent townhome project would have views down into the proposed patios making them less private.

2. The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the same zoning district.

The approval of such variance will not be materially detrimental to the public welfare or injurious to the property, in that the useable open space will still be provided for the units and conform to similar townhouse uses within the immediate vicinity and within the same zoning district.

3. Upon granting of the Variance, the intent and purpose of the ordinance will still be served and the recipient of the Variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district.

There will not be a special privilege granted. The applicant will still be required to provide adequate usable open space as dictated by code. The adjacent townhome also provides the useable open space in the front yard; therefore, a neighborhood pattern has been established.

Tentative Map

In order to approve the Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Map shall be denied. Staff was not able to make any of the following findings and recommends approval of the Tentative Map.

1. That the subdivision is not consistent with the General Plan.
2. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
3. That the site is not physically suitable for the proposed type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code