

RECOMMENDED FINDINGS**Design Review**

The proposed project is desirable in that the project's design and architecture complies 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>	As with other homes in the vicinity, the proposed residence proposes greater than required setbacks and is oriented with its front entry facing Cordilleras Avenue. Finding Met
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed residence has been designed to reduce the apparent scale and bulk through building articulation, increased setbacks, and modest plate heights. The size of the proposed second floor is substantially consistent with other two-story homes in the neighborhood as well as the neighborhood average second to first floor ratio. The larger lot size of the project site also helps to minimize visual impacts. Finding Met
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed residence complies with code requirements related to height, setbacks, and solar shading. The proposed second floor setbacks are in most places more than double the required distance, and privacy impacts are mitigated through trees and minimal second floor windows with sufficient setbacks. Finding Met
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project has de-emphasized the appearance of the garage from the street with a setback behind the living area and divided garage doors with decorative arches above, consistent with the architectural style. The parking layout is consistent with the prevailing neighborhood pattern and does not change from the existing condition. Finding Met
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	There are no modifications to existing front yard landscaping. Finding Met
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design uses high quality stucco, window trim, roof material, and stone wainscoting elements. Finding Met
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. Finding Met