

**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.

<b>Basic Design Principle</b>	<b>Comments</b>
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	As with other homes in the vicinity, the proposed residence is oriented with its front entry facing Tamarack Lane with an entry roof feature consistent with other new two-story homes in the neighborhood. <b>Finding Met</b>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	With the recommended conditions in place, staff would find that the proposed home respects the scale, bulk, and character of homes in the neighborhood since the total floor area ratio, second floor, and plate heights would be reduced to be more consistent with the neighborhood pattern. Moreover, the project design uses measures to reduce the mass and bulk of the home through varied setbacks, second floor wall offsets, a lower pitch second floor roof, and first floor rooflines to visually delineate the first and second floor in key locations. <b>Finding Met</b>
<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. As conditioned, the project would be designed to respect immediate neighbors with conditions to reduce the overall size of the project, size of the second floor, plate heights, and interior volume. <b>Finding Met</b>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The parking layout is consistent with the prevailing neighborhood pattern and is well balanced on the front elevation. <b>Finding Met</b>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The modifications proposed to the front yard landscaping are required to meet the City's Landscaping Ordinance and would be consistent with the design of other new homes in the neighborhood. <b>Finding Met</b>
<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. <b>Finding Met</b>
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. <b>Finding Met</b>