

RECOMMENDED FINDINGS – 835 RUBIS DRIVE**Design Review**

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.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The entry area would continue to face the street similar to the pattern in the neighborhood and no modifications would be made.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The addition has been designed to reduce the apparent scale and bulk through a modest plate height. The proposed addition is within the allowable height of 30 feet.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed design respects the privacy of adjacent neighbors through the treatment of the overall massing and window placement. Furthermore, the addition would reduce the visual mass of the existing rear elevation by breaking up a two-story high wall, adding a roof element to cover wall area, and lowering the overall second to first floor ratio.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project does not propose any modifications to the layout of the parking for the site.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	No changes to the existing front yard landscaping are proposed.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes materials that are consistent with the existing house. The exterior materials are similar to those found in the neighborhood and applied in a manner consistent with the architectural style.
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project.