RECOMMENDED FINDINGS

Design Review

Finding: As conditioned, 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.

Staff is able to make this finding as indicated below:

Basic Design Principle	Comments
2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns	As with other homes in the vicinity, the proposed home would be oriented with its front elevation facing Ramon Drive. ***Finding Met***
2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.	The proposed addition would involve only minor expansion in floor area, as visible from the street. The proposed home size would be similar to many older residences throughout the neighborhood and would remain significantly smaller than recently modified properties. ***Finding Met***
2.2.3 Design homes to respect their immediate neighbors	The proposed structure has been designed to respect the scale of the adjacent homes through the treatment of the facade, entry features and overall massing. ***Finding Met***
2.2.4 Minimize the visual impacts of parking.	The proposed parking configuration would result in the face of garage more prominent and closer to the street than in the existing home design, as the face of garage would project further toward the street than the existing façade of the home. However, the garage would comply with front-yard setback requirements and would result in a design compatible with the existing home and surrounding neighborhood. ***Finding Met***
2.2.5 Respect the predominant materials and character of front yard landscaping.	Proposed modifications to landscaping are attractive and align with the prevailing neighborhood pattern. ***Finding Met***
2.2.6 Use high quality materials and craftsmanship	The proposed design includes wood siding and framed windows to match the existing home. These materials are consistent with the Design Techniques and the surrounding neighborhood. ***Finding Met***
2.2.7 Preserve mature landscaping	No protected trees will be removed as part of this project. ***Finding Met***