

**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 a minimal 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>	The proposed home respects the scale, bulk, and character of homes in the neighborhood since the floor area ratio is consistent with new homes in the area and the project design uses measures to reduce the mass and bulk of the home through varied setbacks, lower plate heights, second floor wall offsets, a lower pitch second floor roof, and first floor rooflines to visually delineate the first and second floor on all four sides. <b>Finding Met</b>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed home complies with code requirements related to height, setbacks, and solar shading. Mass and bulk has been reduced through lower plate heights and increased and varied second floor setbacks. Moreover, non-egress second floor side yard windows incorporate privacy mitigation measures to minimize views to neighboring properties. <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>