

RECOMMENDED FINDINGS**Design Review**

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Basic Design Techniques	Comments
2.2. 1 Reinforce prevailing neighborhood home orientation and entry patterns	<i>The proposed second floor addition would continue to face West McKinley Avenue similar to the existing home and pattern in the neighborhood.</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 modest plate heights and increased setback from West McKinley Avenue. The home is 27'-6" that is within the allowable height limit of 30 feet and is consistent with recent two-story Design Review approvals.</i>
2.2.3 Design homes to respect their immediate neighbors	<i>The proposed structure has been designed to respect the scale of the adjacent homes through treatment of second floor and overall massing.</i>
2.2.4 Minimize the visual impacts of parking	<i>The project does not propose addition of a garage or any modifications to the layout of the existing driveway.</i>
2.2.5 Respect the predominant materials and character of front yard landscaping	<i>No modifications have been proposed to the front yard landscaping.</i>
2.2.6 Use high quality materials and craftsmanship	<i>The proposed design includes high-quality shingle roofing, fiber cement shingle, and board and batten siding. These materials are consistent with the Design Techniques and the surrounding neighborhood.</i>
2.2.7 Preserve mature landscaping.	<i>No protected trees will be removed as part of this project.</i>