

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 Principle	Comments
<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 Carroll Street with an entry roof feature consistent with other homes in the neighborhood. Finding Met
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	With staff recommendations and conditions of approval, the proposed project will better fit the neighborhood character. A reduction to the second story will benefit the overall home design as the second to first story ratio will be reduced and the overall mass of the second story will minimize visual impacts. Finding Met
<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 size of the second floor, windows (except egress) on second floor and solid railing on the second-floor balcony. Finding Met
<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. Finding Met
<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 homes in the neighborhood. Finding Met
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design uses high quality stucco, window trim, and roof material. Finding Met
<i>2.2.7 Preserve mature landscaping</i>	As conditioned the project will not

	result in removal of the protected tree with conditions to widen the existing driveway and relocate the garage towards the right side of the property. Finding Met
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Tree Removal

Findings

Section 19.94060 one requires that one or more of the following standards must be met before a protected tree removal permit may be approved:

- (a) *The tree is diseased or damaged. **Finding not met***

The Certified arborist report provided by the applicant indicates that the Douglas Fir tree is in excellent health condition. The information was verified by the City Arborist who recommended against the removal of the tree and recognizes the tree as a community asset.

- (b) *The tree represents a potential hazard to people, structures or other trees. **Finding not met***

There is no indication in the arborist report or made by the City Arborist that the tree represents a potential hazard to people, structures or other trees.

(c) *The tree is in basically sound condition, but restricts the owner's ability to enjoy the reasonable use or economic potential of the property, or unreasonably restricts an adjoining property owner's use or economic potential of the adjoining property. In the event this is the sole basis for the application, the following criteria shall be used to evaluate the application under this subsection:*

(1) *The necessity of the requested removal to allow construction of improvements such as additions to existing buildings or incidental site amenities or to otherwise allow economic or reasonable enjoyment of property; **Finding not met***

(2) *The topography of the land and the effect of the requested action on water retention and diversion or increased flow of surface water; **Finding not met***

(3) *The approximate age of the tree relative to its average life span; **Finding not met***

(4) *The potential effect of removal on soil erosion and stability where the tree is located; **Finding not met***

(5) *Current and future visual screening potential; **Finding not met***

(6) *The property has become over landscaped with trees so that they are too numerous, crowded, and unreasonably restricts the property owner's ability to use their*

*land. In this event, selective removal can be approved in conjunction with acceptable arborist's practices; **Finding not met***

*(7) The tree has outgrown its useful landscape value due to its inappropriate species, size and location, relative to the existing structures on the property; **Finding not met***

*(8) Any other information the director of community development finds pertinent to the application. **Finding not met***

Staff is not able to make findings for any of the above criteria to justify the removal of the protected tree. The applicant proposes to remove the tree as it conflicts with the current design. The proposed relocation of the existing driveway from the right side of the property to the left side of the property results in the removal of the protected tree. In staff's opinion, there are opportunities to save the tree by widening the existing driveway and locating the garage on the right side of the property. However, the applicant chose to proceed with the current design stating that this would impact the placement of the second floor and vaulted ceiling over the left part of the proposed house. Per the applicant, the location of the second floor over the right side of the house would interfere with solar access by shading more than 10 percent of the neighboring roof. The applicant notes that relocating the garage to the right side of the building, as suggested by the staff, would prevent the desired vaulted ceiling line and, thereby, reduce the quality of the project.

The reasons provided to justify the proposed tree removal are inadequate. Staff notes that the Single-Family home Design Techniques also recommend locating second floor additions over the living portion of existing homes rather than over garages and recommend setting the second floor areas as far as possible from the front façade of the wall. Staff recommends reducing the second to first floor ratio to 35% or less. The reduction in the second floor area might further help in complying with the solar access requirement. Staff recommends a condition (Condition PS-4) that the applicant widens the existing driveway to avoid removal of the protected tree and relocate the proposed garage to the right side of the property.