

ATTACHMENT 3

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 - *Finding made*

Staff is able to make this finding as indicated below:

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed home's entry would face the street similar to the pattern in the existing neighborhood. A more formal entry feature would be introduced rather than keeping the entry beneath first-floor eaves. However, the height and design of the formal entry feature is compliant with Design Technique 3.3.D.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed home at 49% FAR is larger than homes in the surrounding single-story neighborhood; but the scale and bulk as similar to those of newer high FAR projects in the neighborhood.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed design as conditioned, respects the privacy of adjacent neighbors by including significant second floor setbacks and minimizing second floor windows.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposal includes two covered and two uncovered parking spaces as required by code. The proposal also removed the second curb cut thereby increasing on-street parking.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed project will include plantings in the front yard that will improve the streetscape.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes stucco, stone cladding and concrete tile roofing. These materials are consistent with the Design Techniques and the surrounding neighborhood.
<i>2.2.7 Preserve mature landscaping</i>	The existing site has minimal landscaping with no mature trees/landscaping that need to be saved.

