

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 garage addition maintains the existing orientation of the home and is consistent with the pattern found in the neighborhood. No modifications are proposed to the existing front entry.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed gross floor area of 4,133 square feet and FAR of 42.6% is comparable with other homes found in the immediate neighborhood and with recently-approved projects.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The addition is limited to the first floor and does not result in privacy impacts.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The garage location is in keeping with others found in the neighborhood. The garage is smaller in scale (height and mass) than the rest of the house, which minimizes the visual impact of parking.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	With the exception of required replacement trees, no additional modifications are proposed to the front yard landscaping.
<i>2.2.6 Use high quality materials and craftsmanship</i>	All exterior colors and materials will match the existing house, which is comprised of primarily stucco siding and composition shingle roofing. The decorative stone base element that exists on the house also carries over along the garage elevation.
<i>2.2.7 Preserve mature landscaping</i>	An existing protected Cedar tree will be removed as part of the project, as it conflicts with the location of a sewer line. Staff has worked with the applicant on exploring other locations for the sewer line, but found the proposed location to be the most feasible. As conditioned, replacement trees will be planted per the adopted Tree Replacement Standards.