

Design Review

The proposed project is desirable in that the project's design and architecture conforms to 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>	The project home's entry, garage, and new front porch are oriented toward W. Iowa Avenue and compatible with the homes within the neighborhood. <i>Finding Met</i>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed homes has been design to minimize the perception of bulk and mass through modest plate heights, provide adequate setbacks for the second story, and the use of architectural styles, materials and finishes that complement the neighborhood. <i>Finding Met</i>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The design of the new two-story home respects the adjacent neighbors by providing setbacks for the second floor, reduce massing, and utilizing window sizes and placements that minimize privacy impacts. <i>Finding Met</i>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project provides the minimum parking requirements of two covered and two uncovered parking spaces. The garage is recessed behind the wide porch entry and utilizes divided openings to be in keeping with the prevailing character of the neighborhood. <i>Finding Met</i>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The exterior materials are similar to those found in the neighborhood and applied in a manner that is consistent with the architecture. <i>Finding Met</i>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The project design includes the use of high quality materials such as horizontal wood siding and stacked stone veneering that provide good articulation and visual interest. <i>Finding Met</i>
<i>2.2.7 Preserve mature landscaping</i>	The project intends to maintain all but one fruit tree located in the backyard. The tree needs to be removed as it is in the way of construction. As conditioned, any trees to be removed will require a tree removal permit and subject to the city's tree replacement standards. Trees that are preserved will need to be protected in place. <i>Finding Met</i>

California Environmental Quality Act

In order to approve the Design Review Permit, the Planning Commission must find the following:

An environmental assessment of the project was done in accordance with the California Environmental Quality Act (CEQA). The project is categorically exempt from further CEQA review pursuant to Section 15301, Section 15303 (New Construction of Small Structures) 15304 (Minor Alterations to Land) of the California Environmental Quality Act (CEQA). The project entails demolition of an existing one-story single family to allow for a new two-story home with underground basement, patio trellis, and a concrete patio at the basement level.