RECOMMENDED FINDINGS

Design Review

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

Basic Design Principle	Comments
2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns	There are no changes proposed to the previously-approved entry and home orientation. ***Finding Met***
2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.	The second floor loft addition is located within a previously-approved high volume first floor area and does not expand the footprint or mass, bulk, and scale of the home. The proposed second floor balcony is within the footprint of the previously approved home and does not significantly contribute to the massing of the second floor. ***Finding Met***
2.2.3 Design homes to respect their immediate neighbors	The proposed second story loft and balcony addition complies with code requirements related to height and setbacks. As conditioned, a privacy screen is required to be installed to prevent views from the second floor balcony onto a neighboring property. The proposed second floor window modification is on the front of the home and will not impact the privacy of adjoining properties. ***Finding Met***
2.2.4 Minimize the visual impacts of parking.	There is no change proposed to the existing parking layout. ***Finding Met***
2.2.5 Respect the predominant materials and character of front yard landscaping.	There is no change proposed to the existing front yard landscaping. Additionally, no trees are proposed for removal. ***Finding Met***
2.2.6 Use high quality materials and craftsmanship	The proposed exterior changes are a second floor balcony addition and modified window design on the second floor front façade. The proposed balcony and window materials are consistent with those on the previously-approved home. ***Finding Met***
2.2.7 Preserve mature landscaping	No protected trees will be removed as part of this project. Protected trees are required to be protected during construction. ***Finding Met***