

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>	The proposed addition does not alter the orientation of the home and entry patterns. Finding Met
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed gross floor area exceeds 3600 square feet threshold. However, due to the large lot size the FAR stays below 45%. The proposed project is slightly larger than the single-story homes in the neighborhood. The proposed second floor addition occurs largely within the existing roofline and creates better consistency in the entire design of the building. The first floor addition occurs in the rear of the building. The project maintains 8-foot plate height to respect the scale, bulk, and character of the neighborhood. Finding Met
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed second story with the high sill windows respects the privacy of adjacent neighbors by including significant second floor setbacks and minimizing second floor windows. Finding Met
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project does not propose any modifications to the layout of the parking for the site. Finding Met
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Existing front yard paving will be reduced to achieve 50% landscaped area in the front yard. Finding Met
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes materials that are consistent with the existing house. The exterior materials are similar to those found in the neighborhood and applied in a manner compatible with the architectural style. Finding Met
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. Finding Met