

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. <i>Finding Met</i>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed home at 53% FAR is larger than homes in the surrounding single-story neighborhood; but the scale and bulk is similar to those of newer, high FAR projects in the neighborhood. <i>Finding Met</i>
<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>Finding Met</i>
<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. <i>Finding Met</i>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed project will include 425 sq. ft. of front yard landscaping that will improve the streetscape. The new landscaping is less than 500 sq. ft. so a landscape plan is not required. <i>Finding Met</i>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes stucco, stone veneer and dimensional composition shingle roofing. These materials are consistent with the Design Techniques and the surrounding neighborhood. <i>Finding Met</i>
<i>2.2.7 Preserve mature landscaping</i>	The existing site has minimal landscaping with no mature trees/landscaping that need to be saved. <i>Finding Met</i>