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
2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns	The project maintains the existing design and orientation of the home's front entry and garage. The proposed first-floor addition is located near the rear half of the home. The existing front entry is consistent with other homes within the neighborhood. ***Finding met***
2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.	The design of the addition respects the existing architectural style of the home and is sensitive to the surrounding predominately single story neighborhood. The addition has been designed to minimize the visual impact of the second floor by providing significant setbacks, small footprint (23% of first floor area) and 8 feet plate height. ***Finding met***
2.2.3 Design homes to respect their immediate neighbors	The proposed addition complies with Code requirements related to height and setbacks and is respectful of the form of the existing home and the surrounding neighborhood. The proposed second story with obscured glass windows respect the privacy of adjacent neighbors. ***Finding met***
2.2.4 Minimize the visual impacts of parking.	The project does not propose any modifications to the layout of the parking for the site. ***Finding Met***
2.2.5 Respect the predominant materials and character of front yard landscaping.	No changes to the existing front yard landscaping are proposed. ***Finding Met***
2.2.6 Use high quality materials and craftsmanship	The proposed addition matches the existing exterior (stucco) and roof material. These materials are consistent with the Design Techniques and the surrounding neighborhood. ***Finding Met***
2.2.7 Preserve mature landscaping	The proposed addition does not remove any mature trees/landscaping that need to be saved. ***Finding Met***