

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.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed front porch with a flat roof accentuates the recessed front entry, which is consistent with the immediately neighboring properties. The flat roof entry is well integrated into the overall architecture of the new home, and does not alter home orientation or entry pattern. Finding met.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed project, subject to conditions of approval, is similar in bulk and scale of other two-story homes in the neighborhood. The proposed project provides front setback for both first- and second-floor exceeding the minimum required, and the overall height of the proposed project is consistent with other two-story homes in the neighborhood. Finding met.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed project, as conditioned, complies with the requirements related to height and setbacks and is respectful of the surrounding neighborhood. The proposed project, as conditioned, respects the privacy of adjacent neighbors by providing a minimal number of windows and smaller windows facing immediately adjacent neighbors. Finding met.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposed project meets the minimum required parking of two covered and two uncovered parking spaces with a two-car garage that is well-integrated into the architecture of the new home. The proposed location of the garage is consistent with the pattern common in the neighborhood. Finding met.

Basic Design Principle	Comments
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The project proposes landscaping improvements that include new planting, new trees, and decorative paving in the front yard that will improve the streetscape. <i>Finding met</i>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The applicant proposes to utilize high quality material (wood siding, stucco, and metal roof) that will complement the architectural style and is found within the neighborhood to enhance the existing streetscape. <i>Finding Met</i>
<i>2.2.7 Preserve mature landscaping</i>	The proposed project does not result in removal of any mature trees and will save six trees at the site. The proposed project plans to include additional trees and plantings. <i>Finding met.</i>