

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
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed house will maintain its home orientation toward the street and the entry will remain consistent with the existing residence and adjacent neighbors. Finding Met
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	While the proposed two-story house increases the floor area, the placement of the addition, the generous setbacks, and the location of the addition next to adjacent two-story house on the right help minimize the visual impact of the proposed project on the streetscape. Finding Met
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed design respects the privacy of the adjacent neighbors. There are no new windows on the side elevations. The new window in the rear is 31' from the rear property line. The roof pitch and material is compatible with the immediate neighbors. The generous setbacks reduce the impact of the mass of the addition. Finding Met
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project meets the parking requirement. Finding Met
<i>2.2.6 Use high quality materials and craftsmanship</i>	The traditional stucco exterior and composite roof of the proposed addition blends well with the neighborhood. Finding Met
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. Finding Met