

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 project has oriented its front entry towards the street with additional setbacks for the garage entrance, which is consistent with the immediate neighboring properties. The architectural style respects the ranch-style character of the immediate neighborhood. Finding met.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed project will be the only two-story home in the cul-de-sac, and largest home in terms of floor area when it is built. However, the proposed project minimizes the floor plate height for both floors, oriented the house to minimize privacy issues and limited the new second story to less than 35% of the proposed first floor. Although the architecture has a modern feeling, it resonates with the ranch-style architecture of other homes in the cul-de-sac and immediate vicinity. Finding met.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed project complies with the code requirements related to height and setback and is respectful of the surrounding neighborhood. The proposed project respects the privacy of adjacent neighbors by providing a minimal number of windows that are facing immediately adjacent neighbors. The proposed project minimized the second story floor area to less than 35% of the first floor to minimize the impact to their immediate 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 has an increased setback and 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.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed project plans for landscaping improvements that include new planting, new

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	trees, and decorative paving in the front yard that will improve the streetscape. Finding met.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The applicant proposes to utilize high quality materials (stucco, stacked stones, and asphalt shingle roof) that will complement the architectural style and that are found within the neighborhood. Finding met.
<i>2.2.7 Preserve mature landscaping</i>	The proposed project proposes to remove all 8 trees and landscaping, including one protected tree. However, the proposed project plans to landscape the entire site except for the driveway and walkway and the landscaping plan includes planting 9 trees on the site, and will comply with the number and size of replacement trees per City policy as conditioned. Finding met.