

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 entry porch is well designed as it helps in defining the front entry and is consistent with the architectural style of the house and immediate neighborhood. <i>Finding Met</i>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	While the proposed home will be larger than other homes in the neighborhood, the home is proportional to the large lot and results in less than 45% floor area ratio. As conditioned with the reduced plate height, the scale of the project will be similar to other one story homes found in the neighborhood. The proposed one story home exceeds the minimum front, side and rear setbacks and has a well-articulated building facade with high quality materials that help in minimizing the potential visual impact. <i>Finding Met</i>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed home complies with the requirements related to bulk, massing, and setbacks and is respectful of the surrounding neighborhood. Proposed architectural elements are consistent with other nearby homes. <i>Finding Met</i>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposal with a three-car garage exceeds the minimum requirement for parking. The garage elevation is split, with a two-car garage door and a recessed one-car garage door, which reduces the visual mass of parking. The entry porch is projected forward from the living and the dining room and aligned with the garage to maintain the visual prominence of the porch. <i>Finding Met</i>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The project proposes to keep a portion of the existing landscaping in the front yard

	and rebuild the existing driveway at the same location. <i>Finding Met</i>
2.2.6 Use high quality materials and craftsmanship	The applicant proposes to utilize high-quality material that will complement the architectural style found within the neighborhood and will enhance the existing streetscape. <i>Finding Met</i>
2.2.7 Preserve mature landscaping	The proposed addition does not remove any mature trees. <i>Finding Met</i>