

## **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.

<b>Basic Design Principle</b>	<b>Comments</b>
<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 architecture style respects the ranch-style character of immediate neighborhood. <b>Finding met.</b>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed project will be the only one two-story home in the cul-de-sac, and largest home in terms of floor area when it is built. However, the proposed project minimized the floor plate height for both floors, oriented 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. <b>Finding met.</b>
<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 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 second-floor balcony was reduced and a row of trees along the rear property is proposed to mitigate privacy concerns with immediate neighbors. The proposed project minimized the floor area to less than 35% of the first floor to minimize the second-story impact to their immediate neighbors. The garage is set back further than the minimum required to open the view for the neighbor immediately left of the project site, and additional landscaping along the side property lines close to the garage to buffer the view into the site. <b>Finding met.</b>
<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-

Basic Design Principle	Comments
	integrated into the architecture of the new home. <b>Finding met.</b>
<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 trees, and decorative paving in the front yard that will improve the streetscape. <b>Finding met.</b>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The applicant proposes to utilize high quality material (stucco, stacked stones, and asphalt shingle roof) that will complement the architectural style and that are found within the neighborhood. <b>Finding met.</b>
<i>2.2.7 Preserve mature landscaping</i>	The proposed project proposes to remove all twelve 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 eight new trees on the site, as well as drought-resistant bamboos along the rear property line. <b>Finding met.</b>