

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 maintains the existing orientation of the home's front entry and garage. The existing entry is recessed from the garage as other neighboring homes in the cul-de-sac and is consistent with the architectural style of the house and immediate neighborhood. Finding met.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed project is the only two-story home in the cul-de-sac, and will be the second largest home in the immediate neighborhood in terms of floor area when it is built. However, the proposed project maintains the existing 8-foot plate height, located the addition in the rear to minimize visual mass and bulk issues, and located egress windows for new bedrooms to the rear and frosted new side windows to minimize privacy issues. Although the the proposed second floor would exceed 35% (37.6% which translates to 62.5 square feet), the impact of the second floor to the existing neighborhood would be minimal because it is already a two-story single-story home and the mass and bulk impact from the addition is minimized with its location and setback exceeding the minimum requirements. 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 surrounding neighborhood. The proposed project respects the privacy of adjacent neighbors by removing new windows from the addition and oriented the egress windows towards the property's rear yard, and frosting new right side windows facing adjacent neighbor. Finding met.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposed project does not propose changes to the existing layout of the two-car garage and driveway. Finding met.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed project proposes no changes to the front yard landscaping. Finding met.

Basic Design Principle	Comments
2.2.6 <i>Use high quality materials and craftsmanship</i>	The applicant proposes to utilize high-quality materials for the addition that are consistent with the existing two-story home to maintain the consistent appearance between the existing and proposed portions of the two-story single-family home. Finding met.
2.2.7 <i>Preserve mature landscaping</i>	The proposed project proposes no changes to the existing landscaping on the property, and does not remove any mature trees/landscaping that need to be saved. Finding met.