

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>	The proposal is a single-story house which is consistent with the many homes in the neighborhood. The floor area is greater than most homes in the neighborhood but it is on a large lot with less than 45% floor area ratio. The addition is in the rear of the property and has minimal impact 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 because it is a one-story addition in the rear. The roof design, increased setback, and adjacency to the neighbor's garage and storage shed minimize the impact of the 10' plate height and taller windows on the left neighbor. Finding Met
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project meets the parking requirement of two covered and two uncovered spaces in the traditional style of the neighborhood. Finding Met
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes cultured stone columns that match the front entry columns. The traditional tan stucco exterior of the addition matches the existing house. The roof is high-quality, lightweight metal roofing. Finding Met
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. Finding Met