

2019-7127

1561 Barton Drive

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 house will maintain its orientation toward the street, which is consistent with the immediate neighboring properties. Finding met.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed project will be one of the three two-story home on Barton Drive, and largest home in terms of floor area. The adjacent neighbor on the south is also a two-story resident and has the largest FAR on Barton Drive. The proposed design includes simple shapes and forms and includes architectural elements that are consistent with nearby homes and the proposed 3:12 slope roof matches the low-pitched roof slopes in the neighborhood. In addition, providing stone veneer on the base as well as a greater front setback for the second floor and limiting the second story to less than 35% of the first floor will further reduce the mass and bulk of the building. Finding met.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The neighborhood is primarily Ranch-style, with more recent remodels incorporating stone and brick accents, and varied window shapes. The proposed project has been designed as Mediterranean style, which is compatible with the neighborhood. To minimize privacy impacts on the neighboring property, the project will provide landscaping screening and the second-floor windows facing the side yards will be high sill. As recommended by staff the rear balcony will also be removed. 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

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	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 trees and groundcover, 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 barrel tile roof) that will complement the architectural style that are found within the neighborhood. Finding met.
<i>2.2.7 Preserve mature landscaping</i>	The proposed project proposes to remove all five trees, including the three protected trees. The project is proposing to plant 16 trees on the site and will comply with the number and size of replacement trees per City's policy as conditioned. Finding met.

The proposed architectural style respects the ranch-style character of the immediate neighborhood