

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 addition 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 addition is located on the first floor at the front and rear elevations of the home, under existing roofed areas. Therefore, the proposed addition will not result in a visual change to the mass or bulk of the home. The proposed FAR is consistent with other homes found in the neighborhood. Finding Met
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The addition will not substantially change the visual character of the front façade. The design of the one-story addition respects the adjacent neighbors by retaining the existing wall plate height, maintaining existing setbacks and utilizing colors, materials, finishes and detailing to match the existing home and neighborhood. 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 uncovered parking spaces with a two-car garage and no modifications are proposed to the existing garage. Finding met.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed project does not propose any landscaping changes to the front yard. Finding met.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The applicant proposes building forms, materials, finishes and colors to match existing to ensure design and architectural continuity with the existing home and neighborhood pattern. Finding met.
<i>2.2.7 Preserve mature landscaping</i>	The proposed project does not propose any tree removals or landscape modifications. Finding met.