

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. The front façade remains the same as existing and maintains the ranch elements similar to the neighborhood. Finding met.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed addition has been designed to minimize the perception of bulk and mass through modest plate heights, provide minimum setbacks for the proposed first story addition, and the use of architectural styles, materials and finishes that complement the neighborhood. The proposed roof form on the addition maintains hip and gable forms as the existing roof, reduces the height and bulk along the side yard, and will not substantially detract from the existing home given the addition is at the back of the house and away from the street frontage. The existing two-story home is surrounded by other two-story homes and in a neighborhood which has a high FAR precedent. Finding Met
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed addition is in the rear left corner of the home and will not substantially detract or change the visual character of the front façade. The design of the one-story addition respects the adjacent neighbors by retaining an 8-foot wall plate height to match existing, provide the minimum building setbacks and utilized colors, materials, finishes and styles to match the existing home and neighborhood to provide design continuity.

	Finding met.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposed project meets the minimum required two covered and two uncovered parking spaces. The home has an existing three car garage and 17' x 20' driveway. The location of the garage is consistent with the pattern common in the neighborhood and will not change. 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 materials, finishes and colors to match the existing home to ensure design and architectural continuity with the home and neighborhood. Finding met.
<i>2.2.7 Preserve mature landscaping</i>	The proposed project does not propose any tree removals or landscape modifications. Finding met.