

## RECOMMENDED FINDINGS

### Design Review

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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 additions to the first and second floor of the existing residence will not modify the home orientation and entry pattern. <b><i>Finding Met</i></b>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood</i>	While the proposed project includes a second story addition and increases to the existing floor area, the addition is located in the rear of the property and has been designed to match the main residence in scale, bulk and character of other two story homes in the neighborhood. <b><i>Finding Met</i></b>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	While the proposed project includes a second story addition and increases to the existing floor area, the project has been designed to meet the solar analysis requirements and privacy impacts to immediate neighbors is minimal. <b><i>Finding Met</i></b>
<i>2.2.4 Minimize the visual impacts of parking.</i>	No changes are proposed to the garage and the project meets the required parking requirements. <b><i>Finding Met</i></b>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	No changes are proposed to the front landscaping. <b><i>Finding Met</i></b>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed additions continue the design elements and materials of the existing residence and the neighborhood. <b><i>Finding Met</i></b>
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. Conditions will be included to provide tree protection during construction. <b><i>Finding Met</i></b>

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