

RECOMMENDED FINDINGS

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the General Plan and Single-Family Home Design Techniques.

General Plan Community Character Chapter - Heritage Preservation	Comments
<i>Policy CC-5.2: Enhance the visual character of the city by preserving diverse as well as harmonious architectural styles and design preferences, which reflect various phases of the City's history and cultural traditions of past and present residents.</i>	<p>The proposed project is consistent with the purposes of the Heritage Preservation Ordinance.</p> <p>The proposed addition maintains the existing architectural style of the house. Addition of the exterior deck, covered patio, and expansion of the dining area into a bay window would allow the living areas to connect with the side yard. Addition of the front stucco steps with guardrails and replacement of the wooden fence with textured stucco wall in place, accentuates the entrance and compliments the building facade. The proposed replacement windows and doors matches the existing architectural style, color, and grid pattern, with modern glazing and egress-friendly operable options. All character-defining features are maintained with the proposed modifications. Therefore, the proposed project is consistent with the purposes of the Heritage Preservation Ordinance and General Plan policy CC-5.2. Finding met.</p>
	<p>The proposal will not be detrimental to the significant historical features of the building. The proposal focuses on preserving the special historical value and maintaining the original architectural character of the home. Finding met.</p>

Single-Family Home Design Techniques	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed project does not alter the neighborhood orientation and entry pattern. Finding met.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed addition of covered patio and bay window are partially screened from the street by the existing garage and replacement stucco wall. The proposal respects the scale, bulk and character of the surrounding homes in the neighborhood. Finding met.
<i>2.2.3 Design homes to respect the immediate neighbors</i>	The addition to the two-story home respects the adjacent neighbors by providing ample setbacks from the proposed exterior deck and covered patio to minimize views and preserve privacy. Finding met.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposed project does not alter existing parking. Finding met.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Addition of the front stucco steps with guardrails compliments the building façade. The addition respects the predominant character of the front yard layout. Finding met.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The project utilizes high quality materials that will complement the architectural style of the house. Finding met.
<i>2.2.7 Preserve mature landscaping</i>	The proposed project does not remove any existing trees. Finding met.