

**2020-7579**  
**575 Crawford Dr**

## 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 entry porch is well designed as it helps in defining the front entry and is consistent with the proposed architectural style of the house. <b><i>Finding met.</i></b>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	As conditioned, the design, scale and bulk of the proposed addition is similar to the existing two-story homes within the neighborhood. The proposed second floor has well-articulated building facade with offsets and high-quality materials that help in minimizing the potential visual impact. <b><i>Finding met.</i></b>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed project complies with the requirements related to height and setbacks and is respectful of the surrounding neighborhood. The proposed project, as conditioned, respects the privacy of adjacent neighbors by providing high sill windows on the second floor along the side yards. Side and rear setbacks exceed minimum required, which helps to further reduce impacts to neighbors. <b><i>Finding met.</i></b>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project meets the minimum required parking of two covered and two uncovered parking spaces. The entry porch is projected forward of the garage that helps in minimizing the visual prominence of the garage. The proposed location of the garage is consistent with the pattern common in the neighborhood. As conditioned, the reduced plate height of the garage will further help in minimizing the visual impact of the parking. <b><i>Finding met.</i></b>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The project proposes landscaping improvements that include new planting in the front yard. <b><i>Finding met.</i></b>

**2020-7579  
575 Crawford Dr**

<i>2.2.6 Use high quality materials and craftsmanship</i>	The applicant proposes to utilize high-quality material that will complement the proposed architectural style and will enhance the existing streetscape. <b><i>Finding Met</i></b>
<i>2.2.7 Preserve mature landscaping</i>	Two protected trees were approved to be removed through a previous Tree Removal Permit. The project includes two new 24-inch box trees that will mitigate the loss of the protected trees, per the City's Tree replacement standards. <b><i>Finding met.</i></b>