

RECOMMENDED FINDINGS

2021-7159

Design Review

1258 Cranberry Avenue

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 project proposes no changes to the front façade other than changes to the window divided lite styles and other small details to be more consistent with the existing architectural styles and details of the home. Even though the home itself is located in the back and not visible from the street due to its flag lot shape, the proposed project also maintains the existing orientation of the home's front entry and garage, which oriented towards the street, and consistent with other homes in the immediate neighborhood. Finding met.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The project site is one of four residential properties within the immediate neighborhood that has its lot size larger than 10,000 square feet. With the proposed additions, the proposed project will be the largest home in the immediate neighborhood when it is built. However, the additions are located in the rear and maintains the same plate height of 8 feet. The overall height of the home does not change as the addition's roof lines matches the existing roof lines. In addition, the proposed floor area ratio (FAR) is at 28%, which well under 45% FAR and also compatible size compared to other immediate neighboring properties. Therefore, the proposed mass and bulk of the addition is minimized and will not negatively impact the streetscape. Finding met.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed project complies with the Code requirements related to height and setback and is respectful of surrounding neighborhood. Finding met.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposed project does not propose changes to the existing layout of the two-car garage and driveway. Finding met.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed project proposes no removal of trees on the project site including one protected tree in the required front yard. Finding met.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The applicant proposes to utilize high-quality materials for the addition that are consistent with

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Basic Design Principle	Comments
	the existing one-story home to maintain the consistent appearance between the existing and proposed portions of the single-story single-family home. The proposal includes replacement of all the existing windows but will have consistent style to be consistent for both the existing and proposed portions of the home. Finding met.
<i>2.2.7 Preserve mature landscaping</i>	The proposed project proposes no tree removal on the site and proposes to maintain the existing front yard landscaping, including one protected tree. The landscaping in the narrow portion of the lot in the front will be maintained as well. Finding met.