ATTACHMENT A
SPECIFIC FINDINGS FOR SINGLE-FAMILY COMPATIBILITY PERMIT #7377

Single-Family Compatibility Permit – To exceed the Neighborhood Compatibility Analysis

1. *The design, location, and size of proposed structures and/or additions or alterations to existing structures will be compatible with existing and anticipated future development along both sides of the blockface in terms of aesthetics, height, materials, massing, and scale.* The design, location and size of the proposed residence is compatible with existing and anticipated future development along both sides of the blockface as it is consistent with the aesthetics, height, materials massing and scale. Within the neighborhood, one- and two-story single-family residences that were built during different development periods and in various architectural styles, including Spanish Revival, Minimal Traditional, and Ranch style residences. The proposed design of the new residence features characteristics of the Spanish Revival style including an articulated form, a hipped roof form clad in clay tiles, exterior walls clad in stucco, rectangular and arched windows and openings, and second-story balconies. The façade is designed with a balanced composition that incorporates a hierarchy of articulated elements including the central main entrance, fenestration pattern consisting of varied but balanced groupings of window openings, and projecting forms along the front elevation. There is an attached garage proposed on the east side of the residence. The Zoning and General Plan designations anticipate single-family development; therefore, the proposed single-family residence will be compatible with both existing and future anticipated development

   The proposed aesthetics and materials are compatible with the proposed architectural style of the residence, and of the residences on the blockface designed in the same Spanish Revival architectural style. Additionally, the proposed project height, massing, and scale will not overpower the existing blockface, as the project maintains contextual consistency with the original height of the residence, setbacks, and incorporates second-story balconies which further break down the massing and scale of the residence. Much of the proposed footprint of the residence will sit within the footprint of the original residence, reducing visible impacts to the neighborhood.

2. *The proposed project includes contextual front yard setbacks and residence entryways consistent in scale with entries on both sides of the blockface. Blockfaces with 4 or fewer lots may include additional blockfaces within the 500-foot neighborhood to meet this finding.* The proposed residence and the new entryway will be in generally the same location as the existing residence. The average front yard setback along the blockface is 46’-4”. The existing residence provides a 48-foot, eight-inch front yard setback and the proposed second-story residence will be located 48 feet, eight inches from the front property line. The existing Spanish Revival architecture will be represented in various elements of the proposed residence, such as the arched double door entryway framed by two concrete columns. Therefore, staff finds that the project is consistent with the residential character on both sides of the blockface and will not pose an impact to the contextual front yard setbacks and entryways.