



CITY OF BURBANK
COMMUNITY DEVELOPMENT DEPARTMENT

150 North Third Street, P.O. Box 6459, Burbank, California 91510-6459
www.burbankca.gov

JULY 31, 2020

JOE GARCIA
425 PARISH
BURBANK, CA 91505

**RE: Project No. 18-0005299 (Single Family Special Development Permit) – Approved
Located at 425 N. Parish Street**

Dear Mr. Garcia:

This letter is to notify you that the Community Development Director has approved your application for a Single Family Special Development Permit (Project No. 18-0005299) for a 734 square foot single story addition to an existing 992 single family residence and a new attached 416 square foot two-car garage. An existing carport, covered patio and portion of the existing living space would be demolished as part of the project. The property is located at 425 N. Parish Street in the R-1 (Single-Family Residential) zoning district. Enclosed is the approval with conditions.

Please be advised the decision of the Community Development Director will become final fifteen (15) days from your approval date (July 31, 2020), unless the decision is appealed to the Planning Board within these 15 days. Any appeal of the Director's decision must be submitted to the Planning Division with the applicable filing fee prior to the expiration of the fifteen (15) day appeal period, or by 5:00 p.m. on August 17, 2020. Please note, an appointment must be made for any appeal filed after 12 p.m. Monday through Friday. If no appeal is filed, then you can submit to the Building Division for Building Plan Check review the first business day following the conclusion of the 15-day appeal period.

If you have any questions, please contact me by email at aschwimmer@mbakerintl.com

Sincerely,

Aimee Schwimmer
Consulting Planner

SINGLE FAMILY SPECIAL DEVELOPMENT PERMIT NO. 18-0005299
(425 N. Parish Street – Joe Garcia, Applicant and Property Owner)

Findings for Granting a Single Family Special Development Permit

The Community Development Director finds the proposed project satisfies the requisite findings contained in the Burbank Municipal Code Section 10-1-607(C) necessary for approval of the Single Family Special Development Permit, subject to the attached conditions of approval.

1) The house conforms to all of the required standards of this Article unless an exception has been approved.

The project complies with applicable standards set forth in the Burbank Municipal Code, including building setbacks, heights, floor-area ratio (FAR), and lot coverage for the house.

- The front yard setback is 34'-2" to the front porch and 39'-2" to the front wall, and complies with the average front yard setback of approximately 25' for the neighborhood, defined as houses located on the same side of the block within 250' of the subject property.
- The project site is 50 feet wide. The side setback meets the minimum 10 percent of lot width requirement (5'). A 5' setback is provided.
- The maximum proposed top-of-roof height is 16'-3", within the maximum permitted height of 30' from adjacent natural grade.
- The proposed Floor Area Ratio (FAR) is 0.3, within the maximum allowed 0.4 FAR for the property per BMC section 10-1-603(D). The proposed lot coverage is below the maximum of 50 percent at 37 percent.
- The existing 223 square foot carport will be demolished and a 416 square foot attached two-car garage will be constructed in compliance with the Code requirement for a two-car garage.
- The front yard complies with the minimum 55 percent landscaped area at 58.4 percent.

2) If the house has an FAR greater than .35, or is larger than 3,000 square feet, or involves an addition or remodel that requires a Permit (but the FAR remains less than .40 with the addition), the house has been reviewed against the Neighborhood Compatibility and the house complies with the City's Single Family Design Guidelines.

The project has been reviewed for neighborhood compatibility and complies with the adopted Design Guidelines. Enclosed is a completed Neighborhood Compatibility Review – Design Guidelines Checklist for the project. The proposed addition includes a 360-degree change in design to the exterior of the residence. The new exterior design is a Craftsman Style architecture that incorporates simple massing features through the overall building form and exterior finish materials. The existing design is a minimal traditional design with stucco exterior and pitched roofs sloping towards the sidewalk. The proposed Craftsman Style will include gabled and overhanging roof forms. The roof will have shingles and exterior siding with earth-tone colors. The addition will incorporate the same color and materials on each exterior side of the residence, including roof materials, siding and window materials so that the house as a whole has a consistent design.

Neighborhood Compatibility Review – Design Guidelines Checklist for the project.

3) Conditions are necessary for the purpose of satisfying the required findings, ensuring conformance with the Design Guidelines, mitigating environmental or other impacts of the project, and/or protecting the public health, safety, convenience, or welfare.

Permit conditions have been placed upon the project to satisfy required findings and standard city conditions to mitigate construction impacts of the project and protect the public health, safety, convenience, and welfare of the community. The project has been designed to comply with the City's Neighborhood Compatibility Design Guidelines and conditions 1 through 52 have been incorporated into the project to ensure neighborhood compatibility and protection of public health, safety, and welfare.

SINGLE FAMILY SPECIAL DEVELOPMENT PERMIT NO. 18-0005299
(425 N. Parish – Joe Garcia, Applicant and Property Owner)

CONDITIONS OF APPROVAL

PLANNING DIVISION

1. Project No. 18-0005299, Single Family Special Development Permit, a 734 square foot single story addition to an existing 992 single family residence and a new attached 416 square foot two-car garage. The property is located at 425 N. Parish in the R-1, Single Family Residential zone.
2. This permit shall expire if the scope of work is not initiated within one year of the date of this approval (expires on July 31, 2021), unless the Property Owner has diligently developed the proposed project as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements.
3. The operation/construction on the site shall remain in substantial conformance with the request and with the application materials submitted by the applicant dated August 3, 2018 and the project plans dated December 1, 2019, and approved and placed on file in the office of the Planning Division.
4. The applicant shall comply with all federal, state, and local laws. Violation or conviction of any of those laws in connection with the use will be cause for revocation of this permit.
5. This permit may be modified or revoked by the City should the determination be made that the structure or conditions under which it was permitted present detrimental impacts on neighboring properties.
6. The applicant shall list these conditions of approval in all construction plans submitted to the Building Division for a building permit. The applicant shall also provide a separate written document outlining how, or where, each of the conditions have been addressed in the building permit plan set for all City Division/Department conditions enclosed and provide the same number of copies as building plan sets submitted for Building Plan Check.
7. By signing and/or using this Single Family Development Permit, the permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with full awareness of the provisions of the Burbank Municipal Code. Failure of the permittee or property owners to sign these conditions does not affect their enforceability by the City or other responsible entity. These conditions are binding upon all future property owners and occupants of the subject property.
8. No visual obstruction over three (3) feet high and under seven (7) feet high shall be placed within the five (5) foot by five (5) foot corner cut-off at the intersection of the driveway and the sidewalk.
9. Exterior materials and designs shown on the approved set of plans dated December 1, 2019 must be the same used during construction. Any modifications to materials must be reviewed and approved by the Planning Division prior to installation.
10. The site must be landscaped per Section F.5 and F.6 of the Single Family Design Guidelines and Section 10-1-603(H) of the Burbank Municipal Code. For homes in the hillside area, landscaping

must also comply with Section 10-1-606(F) of the Burbank Municipal Code.

BUILDING DIVISION

11. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, and the current edition of the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and Building Energy Efficiency Standards.

The 2019 California Building Standards Code is applicable to projects that submit a building permit application on or before December 31, 2019. The 2019 California Building Standards Code is applicable to projects that submit a building permit application on or after January 1, 2020.

13. Plans submitted for Building Plan Check review shall verify the final Demolition Calculations (demolition calculations are based upon the *length of walls*, not the square footage of walls).

a. Total *length* of all walls to be demolished divided by total *length* of all existing walls = Demolition Percentage.

b. *Length* of walls are to include interior and exterior walls, including openings, and any walls attached to existing structure.

14. New construction projects within the City of Burbank are subject to MWELo review.

New landscape areas for residential and non-residential projects between 500 and 2,500 square feet requiring a building or landscape permit, plan check or design review will be required to complete, either a Performance or Prescriptive Compliance Method.

15. Construction projects must comply with Best Management Practices for construction and stormwater runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit.

16. The City's mandatory Construction & Demolition Debris Diversion Ordinance requires the recycling and diversion of at least 65% of construction and demolition debris. A refundable deposit and non-refundable administrative fee will be collected prior to permit issuance. The Ordinance applies to all demolitions and to new construction, additions, remodels, renovation, tenant improvement and alteration projects over 500 square feet in scope of work.

17. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection.

18. The California Division of Mines and Geology Active Fault Near-Source Zones Map for Burbank indicates the city is within 2 km - 5 km of the Verdugo and Hollywood Faults. Structural design of construction projects must address the impact of the Near-Fault Zones.

19. Plans submitted for plan check must be stamped by State-licensed architect or engineer unless the project is one of the following listed below and complies with conventional light wood frame construction requirements in the CBC:

- Wood-framed, single-family dwellings not more than two stories in height;
- Wood-framed, multi-family dwellings not more than two stories in height, and limited to four dwelling units per parcel;
- Wood-framed, garages or accessory structures for single-family dwellings not more than

- two stories in height;
 - Non-structural or non-seismic storefronts, interior alterations or additions.
20. A Building Permit may be issued to the Property Owner provided that the work is limited to:
- A single-family dwelling of wood frame construction not more than two stories and a basement in height.
 - Garages or other structures appurtenant to single-family dwellings of wood frame construction not more than two stories and basement in height.
 - Nonstructural or non-seismic alterations or additions.
21. Approved hours of construction are:
- Monday – Friday: 7:00 am to 7:00 pm
- Saturday: 8:00 am to 5:00 pm
- No construction is permitted by contractors or subcontractors after hours, on Sunday or on City holidays without prior written request and approval from the Community Development Department.
22. Deferral of any submittal items shall have prior approval of building official. The registered design professional in responsible charge shall list the deferred submittals on construction documents for review.
23. Screening will be required for equipment located in front and side yards. The screening will include the electrical panels, A/C compressor units, gas meters, and transformers. All screening will be subject to approval by Planning and Building divisions, and BWP.
24. Plans and reports submitted for Plan Check Review may be submitted electronically. For more information about the online submittal process, please contact Senior Plan Check Engineer Mario Osuna in Building Division at 818-238-5241.
25. All conditions of approval are to be reproduced on the construction document drawings as part of the Approved Construction Set.
26. All Departments that have provide Conditions of Approval are to receive a set of drawings for review and have provided final approval stamp on drawings, prior to issuance of Building Permit.
27. Five (5) sets of drawings shall be provided at the time of Plan Check Review. The following lists the necessary sheets per department:
- c.Planning – Full set of Plans
(1 set of Civil /Landscape/Architectural/Structural)
 - d.Building & Safety – Full set of Plans
(1 set of Civil /Landscape/Architectural/Structural)
 - e.Public Works – Partial set of Plans
(1 set of Civil /Landscape/Architectural/Structural)
 - f. Burbank Fire Department – Partial set of Plans
(1 set of Architectural/Structural)
 - g.Parks & Recreation – Partial set of Plans
(1 set of Civil /Landscape/Architectural)
Requires Site Plan with existing landscape to be removed
Requires Site Plan with new landscape

Requires the number of new bedrooms adding.

PUBLIC WORKS DEPARTMENT

28. The applicant shall protect in place all survey monuments (City, County, Federal, and private). Pursuant to California Business and Professionals Code Section 8771, when monuments exist that may be affected by the work, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to construction, and a corner record or record of survey of the references shall be filed with the county surveyor. A permanent monument shall be reset or a witness monument or monuments set to perpetuate the location of any monument that could be affected, and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project.

29. No building appurtenances for utility or fire service connections shall encroach or project into public right-of-way (i.e. streets and alleys). Location of these appurtenances shall be shown on the building site plan and the off-site improvement plans.

30. No structure is permitted in any public right-of-way or any public utility easements/pole line easements [BMC 7-3-701.1, BMC 9-1-1-3203].

31. Any work within the public right-of-way must be permitted and approved by the Public Works Department before construction can commence. All construction work in the public right-of-way must comply with Burbank standard Plans and must be constructed to the satisfaction of the City Engineer. A Public Works **EXCAVATION PERMIT** is required. The excavation permit requires a deposit acceptable to the Public Works Director to guarantee timely construction of all off-site improvements. Burbank Standard Plans can be accessed at; <http://file.burbank.ca.gov/publicworks/OnlineCounter/main/index.htm>

The following must be completed prior to issuance of a Certificate of Occupancy:

32. Any portion of the public parkway (sidewalk, curb, gutter, driveways, landscape, etc.) that is broken, uneven, or uplifted at the end of the project must be reconstructed to the satisfaction of the City Engineer. The repairs and/or reconstruction will be required whether the damage is pre-existing or is a result of the project. Please contact the Public Works Inspection Office at (818) 238-3955 to have these areas inspected and identified after obtaining a public Works Excavation Permit [BMC 7-3-501].

33. If any utility cuts or construction related impacts are made on Parish Place adjacent to the property, applicant will have to restore the full PCC panels (score line to score line) fronting the property per City of Burbank.

Water Reclamation and Sewer:

34. Required information that was missing on the plans is the location, depth, and dimensions of all sanitary sewer lines and easements. Please revise the plans to show this information.

Wastewater Requirements:

35. Every building or structure in which plumbing fixtures are installed which conveys sewage must be connected to the municipal wastewater system [BMC8-1-104].

36. No person shall connect to or tap an existing public sewer without obtaining a permit [BMC 8-1-301].

37. Any existing fixture or connection to the sewer main line must be capped before a building demolition occurs.

38. A backwater valve is required on every private sewer lateral(s) connected to a private building(s), unless it can be shown that all fixtures contained therein have flood level rim elevations above the elevation of the next upstream maintenance hole cover of the public sewer serving the property, or a conditional waiver is granted by the Director [BMC 8-1-313]. Please note that Public Works' Wastewater Division will not sign off on the Certificate of Occupancy until the owner/developer provides proof that the backwater valve(s) has been installed.

Stormwater Requirements:

39. Per BMC 9-3-407, Best Management Practices shall apply to all construction projects and shall be required from the time of land clearing, demolition or commencement of construction until receipt of a certificate of occupancy.

Traffic Engineering:

40. Garage and driveway path must be constructed per BMC 10-1-603.I.

41. Reconstruct existing driveway with concrete asphalt, brick, pavers or another similar permanent surface per BMC 10-1-603.I.9.

42. Parking space access and minimum backup clearances must be provided as shown in Diagram 10-1-603(I)(1) per BMC 10-1-603.I.12.

Field Services:

43. There shall be a designated location on the property for all solid waste containers and/or bins. Containers are not to be visible from the street.

PARKS AND RECREATION DEPARTMENT

44. Submit landscape and irrigation plans prepared by a licensed landscape architect or to the satisfaction of the Parks and Recreation Department.

Must comply with Municipal Water Efficient Landscape Ordinance (MWELo) requirements if over 500 square feet of landscape –

- Provide an Arborist Valuation for all trees and landscape removed for this project.
- Street Trees to remain

45. Revise plans to include the following street trees: Contact Forestry for list of approved street trees if any need to be replaced. All street trees shall be a minimum of 24" box size. Trees in grass shall be installed with Arbor Guards.

46. Add note on planting plan:

Owner to install the street trees, they must contact the Forestry Supervisor, at (818) 238-5343, at least forty-eight (48) hours prior to installation. Failure to contact the City for inspection and installation may cause the removal and replacement at the owner's expense.

Must comply with Art in Public Places Ordinance if building costs are over \$500,000

47. Please replace any lost landscaping with new landscaping on the property.

BURBANK WATER AND POWER

Water:

48. The Burbank Water and Power (BWP) Water Division has reviewed the plans for the Single Family Special Development Permit at the subject address. The Water Division's approval is contingent upon the following conditions:

- There is currently a 5/8" meter at this address, which is substandard and will have to be upgraded.
- The applicant is responsible for submitting final plans for BWP review and approval.
- Please review the completed attached "Sizing Water Meter and Service Line" form. If correct, please initial inside the red circle, otherwise, fill out the blank form accordingly and initial. The form will help determine the adequate water meter and service size required.
- The applicant shall be responsible for all additional costs of connection, installation and abandonment of water services in accordance with Burbank Water and Power (BWP) Rules and Regulations.

POLICE DEPARTMENT

49. All outside lighting shall comply with the requirements of Section 5-3-505 BMC. Required lighting devices shall have vandal resistant covers.

50. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft. During construction, the Police Department shall be given emergency contact information of contractors and owners for any problems encountered after normal construction hours.

51. To ensure that construction personnel are aware of the restricted construction times, the developer shall install professionally made sign(s) 2 ft. X 3 ft. in size in location(s) satisfactory to the City Planner and the Police Department that states, "NOTICE: THE CITY OF BURBANK LIMITS CONSTRUCTION ACTIVITIES OF THIS PROJECT (DEMOLITION, EXCAVATION, GRADING, ACTUAL CONSTRUCTION, AND LANDSCAPING) as follows: 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY, AND FROM 8:00 AM TO 5:00 PM ON SATURDAY. THERE SHALL BE NO WORK PERFORMED ON SUNDAYS OR ON MAJOR HOLIDAYS." Any exceptions would be subject to the approval of the Directors of both the Community Development and Public Works Departments.

52. All residential structures shall display a street number in a prominent position so that it is easily visible from the street. The numbers shall be at least four (4) inches in height, of a color contrasting to the background, and located so they may be clearly seen and read. The numbers shall be illuminated during darkness. If the structure has rear vehicle access, numbers shall be placed there

as well (9-2-505.1(a) BMC). The Fire or Police Departments may require the size of the numbers to be increased or provided in additional locations if the distance from or orientation to the street limits visibility.

X _____
Signature of Applicant/Permittee

X _____
Signature of Property Owner

**NEIGHBORHOOD COMPATIBILITY REVIEW - DESIGN GUIDELINES CHECKLIST
(425 N. Parish, Permit No. 19-0005299)**

DWELLING SETBACKS

1. Front Yard Setbacks

Currently, the residence is setback from the front property line 73 feet. As shown sheet A-1 of the approved plans, the prevailing front yard setback in the neighborhood is 25.2 feet. The proposed addition is to the front of the residence and will therefore decrease the front yard setback to 34 feet, and therefore more consistent with the front setbacks within the surrounding neighborhood. The new attached two-car garage will be setback 15 feet from the front of the house and the front entry to the residence will be distinguished with a porch. This plane variation of the front of the house will blend the setback transition with the neighboring residences.

2. Side Yard Setbacks

This proposed addition is to the front of a single-story residence. Currently there is a carport, visible from the street that encroaches on the required five-foot setback. This carport would be demolished as part of this project. The proposed addition would comply with the required five-foot setbacks. The compliance with the required setbacks provide sufficiently proportioned side yard setbacks to buffer neighboring dwellings.

3. Rear Yard Setbacks

Currently there is a storage building in the rear yard of the site. As part of this application, this building would be removed. The proposed addition to the existing residence is to the front and would not change the existing rear yard setback.

DWELLING ORIENTATION

3. Front Entry Design

The current design of the front of the residence is a minimal traditional design with a stucco finish to the exterior. The front entry is not centered or distinguished from the rest of the front and includes a carport that is aligned with the front of the house. The proposed changes with the proposed addition will include a decreased front setback to bring the residence closer to the street, while remaining in compliance with the prevailing setback in the neighborhood, locate a two car garage in the location of the carport. The new garage will be attached to the residence, but setback from the front of the house. The proposed addition will also include a new entry and porch surrounding the entry that will further distinguish the entry from the rest of the front, which will draw the eye to the entry of the house from the street view.

DWELLING ORIENTATION CONTINUED

1. Garage Orientation, General

There is currently no garage on the site. There is an attached carport that is setback from the street the same as the residence from the street. The carport is proposed to be removed as part of this application to add square footage to the front of the residence. A two-car garage would be added in the location of the carport. The addition to the front of the house would bring the primary living area of the residence closer to the street while significantly offsetting the front-facing garage so that it is secondary to the main living area and primary façade. This design ensures that the garage is subordinate to the rest of the house as seen from the public street.

ROOFLINES

3. Skyline Interest

The existing residence is a Minimal Traditional Characteristic Architectural Style, as described in the Neighborhood Compatibility Residential Design Guidelines. The existing single-story residence has a pitched roof that slopes towards the sidewalk. The proposed first story addition will change the design to be a Craftsman Style. The new design of the residence will include design components typical to a Craftsman Style, including: gabled roof forms; exterior siding instead of stucco; earth tone color palette; an entry porch that is supported by roof to foundation columns; divided windows; and a prominent window that faces the front.

MAJOR AND MINOR MASSING & MODULATION

2. Residential Modulation, Front Yards

The design of the proposed addition incorporates setbacks that modulate and breaks the front building plane. The existing residence is setback 73 feet from the front property line. The proposed addition would bring the front yard setback to 34 feet, where the proposed attached two-car garage would remain 73 feet from the front property line. The addition would also include a new front entry distinguished by a patio to further break up the plane of the front of the residence.

4. Residential Modulation, Minor

The proposed design of the addition will change the front yard setback and architectural design of the residence. The existing residence is setback 73 feet from the street and has no articulation along the front exterior. The proposed addition will change the front yard setback to 34 feet, which will be more consistent with the adjacent neighborhood front yard setback of 25.2 feet. The proposed addition is consistent with and complementary to the Craftsman Style, which will include a first floor bay window, a porch and an articulated front entry which will be the focal points of the residence from the street view.

RESIDENTIAL DWELLING HEIGHT, UPPER STORIES & HEIGHT TRANSITIONS

(Table F: With one story only, must meet minimum 1 of 2 below, and then do not complete Table G)

1. Residential Height, One Story

The existing residence is 992-square feet in size and is single-story. The proposed 734 square foot addition is to the front of the residence, which would decrease the front setback from 73 feet to 34 feet, to be more consistent with the surrounding neighborhood front setback of 25.2 feet. The project complies with this item due to its single story footprint.

RESIDENTIAL DWELLING HEIGHT CONTINUED *(With two or more stories, skip Table F and complete Table G)*

1. Residential Height and Upper Levels, Adjoining Existing One-Story Dwellings

This project does not include a second story. Table G is skipped.

2. Upper Stories, New Construction

3. Window, Balcony and Roof Terrace Placement at Upper Stories, Overlooking side Yards

RESIDENTIAL DWELLING HEIGHT CONTINUED (Table H: With third story, must meet 1 item).

1. Third Stories

The project does not include a third story. Table H is skipped.

WINDOWS AND 360° ARCHITECTURE

3. 360° Additions

The proposed addition to the existing single-story residence has a design that is complimentary in character to the proportions, massing and details of a Craftsman Style design. The proposal includes the change to the current Minimal Traditional Design on all four sides of the residence. As shown on Sheet A-3 of the approved plans, all of the windows, colors, materials, including the roof colors and materials would match on all sides of the residence.

ACCESSORY STRUCTURES

1. Accessory Structure Design

The project does not include an accessory structure. Table J is skipped.

FENCES AND PROPERTY LINE WALLS (Table K: If provided, must meet all 3)

1. At Front Yards

There are no walls in the front yard at the project site. The front yard is landscaped with natural plantings (58.4%), which will remain.

2. At Street-Facing Side Yards

No changes to the existing side yard walls are proposed. The existing side yard walls on both the northern and southern property lines are setback from the street to allow for landscape.

3. Retaining Walls, at Front Yards and Street-Facing Side Yards

There are no retaining walls on the project site. No retaining walls are proposed as part of this application.

LANDSCAPE (Table L: Must meet minimum 2 of 4)

2. Artificial Turf, Front Lawns

The project does not include artificial turf.

3. Hardscape, Front Yards

The front yard will not be changed as part of this application. The front yard has 58.4% natural landscape materials, including lawn, shrubs and trees.

LANDSCAPE CONTINUED (Table M: Must meet minimum 3 of 7)

1. Landscape along Street Frontages

. The front yard is currently primarily landscape. 58.4% of the front yard would remain as landscape area and will continue to have continuity and openness along the block face at the front yard.

3. Landscape at Buildings

Currently, there is mature landscaping throughout the front yard, some of which obstructs views of the entry to the residence. This addition to the front of the residence would decrease the 73 foot front setback from the street to 34 feet. The addition also includes removing some of the mature landscape in the front so the entry could be visible.

7. Landscape at Views

No new landscape is proposed to be planted that would interfere with existing view corridors.

USE OF CHARACTERISTIC OR OTHER ARCHITECTURAL STYLES

1. Use of Characteristic Style

The proposed single-story addition is to the front of the house, including a new entry and new attached garage. This proposal also includes a change to the current architectural style of the residence. Currently the residence has a Minimal Traditional Style. As part of this project, the design of the residence would have a Craftsman Style. The proposed Craftsman Style would be incorporated to each exterior side of the residence, as shown on Sheet A-3 of the approved plans. All of the colors and materials of the sides of the residence would be consistent. These materials include siding instead of stucco, shingle style roof materials, rafter tails and brackets to visually support the roof eaves. The roof lines would maintain a low pitch. New windows would be installed on each side of the residence that are divided. An entryway porch will be installed covered by a roof and supported by roof to foundation columns. All colors would be earth tone. The proposed 360 design is consistent with the defining features of the Craftsman Style.