

The ordinance requires that three of six criteria are substantially similar to the majority of other buildings on the same and facing block. As described below, these structures meet all of the required criteria.

Roof Material: Not Similar

- Proposed structures and homes in the area have sloped roofs and composite shingles.

Roof Overhang: Similar

- The proposed structures have roof overhangs similar to those in the area.

Exterior Building Material: Similar

- Building materials include wood siding, cedar shake shingles and stone accents.

Size, Shape and Alignment of Windows and Doors: Similar

- Window and door size, shape and alignment are equivalent to those on neighboring homes.

Front Porches or Porticos: Similar

- There is a front porch extending from the main entry. Surrounding homes have similar style entries.

Exterior Building Color: Similar

- Exterior finish colors are a variety of greys and blues.

Section 5.3.C.1 of the zoning ordinance requires that sidewalks be constructed along the frontage of all new developments. 1st street is considered a residential street and will require a 4-foot sidewalk to be constructed.

Staff has met with the applicant and finds the submitted building permit to be in compliance with the Zoning Ordinance. Based on the location of the property and the surrounding land uses, Staff recommends approval.

Cost: \$0

Prepared By: Amanda Yamaguchi, Staff Planner

**Reviewed By: Legal Department
Norman Stephens**

**Approved By: Norman Stephens, Assistant to the City Manager / Economic Development
Coordinator**

**Attachments: Conceptual Site Plan
Floor Plan
Elevation Drawings
Pictures of Surrounding Properties
Zoning Ordinance Section 8.4
Zoning Ordinance Section 5.8.D.2.b
Zoning Ordinance Section 5.3.C.1**

Recommendation:

Approve the recommendation of the two single family residences subject to a minimum 4-foot wide sidewalk being constructed along 1st Street for the entire frontage of the project.