

Recommendations/Draft Conditions		
No.		
1.	Per the City Forester's requirements, the applicant shall provide at least 3' of clearance between the new proposed front wall and the 6" oak tree in the right-of-way in front of the property.	
3.	A volume study by the City's consultant shall be conducted prior to final details review by the Planning Commission.	
4.	The designer shall study the potential solar impacts to the north neighbor's property.	
5.	The applicant shall stake and flag the chimney prior to final details review.	
6.	The applicant shall reduce the height of the wrought iron gate at the courtyard to 6 feet in height and reduce the total height of the stucco entry archway to 8 feet in height to bring the gate and entry feature more in-scale with the size of other entries on this property.	
7.	The applicant shall incorporate natural materials into the design to break up the plain stucco walls and to visually differentiate the residence from adjacent stucco residences.	
8.	The applicant shall submit a tree removal permit for the removal of the non-significant Japanese maple tree prior to building permit submittal.	