

**RECOMMENDED FINDINGS**

**Design Review**

---

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 - *Finding made*

Staff is able to make this finding as indicated below:

<b>Basic Design Principle</b>	<b>Comments</b>
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed home’s entry would face the street similar to the pattern in the existing neighborhood. A more formal entry feature would be introduced rather than keeping the entry beneath the first-floor eaves. However, the height and design of the formal entry feature is compliant with Design Technique 3.3.D.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed home at 52.2% FAR will be larger than homes in the predominantly one-story neighborhood; but the scale and bulk are compatible with two-story projects in the neighborhood.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed design as conditioned, respects the privacy of adjacent neighbors by including significant second floor setbacks and minimizing second floor windows.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposal maintains the two covered and three uncovered parking spaces for the main and the accessory dwelling units.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed project will include plantings in the front yard that will improve the streetscape.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes stucco, stone cladding and concrete tile roofing. These materials are consistent with the Design Techniques and the surrounding neighborhood.
<i>2.2.7 Preserve mature landscaping</i>	The project does not remove any “protected trees (greater than 38” in circumference)