

## RECOMMENDED FINDINGS

### Design Review

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The proposed project is desirable in that the project's design and architecture complies with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	As with other homes in the vicinity, the proposed residence would be oriented with its front elevation facing Lillian Avenue. <b>Finding Met</b>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	While the proposed residence includes significant increases to existing floor area and height, it has been designed to reduce the apparent scale and bulk through maintaining the existing single story, existing plate height and garage in its current location, as well as introducing a modest entry porch to help reduce the bulk and mass of the home. <b>Finding Met</b>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed residence complies with code requirements related to height and setbacks. Conditions of approval require that the roof pitch be modified to a 4:12 pitch. <b>Finding Met</b>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The addition of one uncovered parking space to serve the accessory living unit is located within the existing driveway, which is consistent with the prevailing neighborhood pattern. <b>Finding Met</b>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Proposed modifications to landscaping are attractive and align with the prevailing neighborhood pattern. <b>Finding Met</b>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes elements consistent with the prevailing Ranch style in the neighborhood, such as high quality stucco and paneling, framed windows and brick veneer. <b>Finding Met</b>
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. <b>Finding Met</b>