

RECOMMENDED FINDINGS**Design Review**

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>	No changes are proposed to the main residence. The proposed accessory living unit will be located in the rear of the property behind a fence and will not be visible from the public right-of-way. Finding Met
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	While the proposed project includes increases to the existing floor area, the accessory living unit has been designed to be subsidiary to the main residence in scale and bulk, and the roof is sloped down to be lower toward the adjacent property. Finding Met
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed residence complies with code requirements related to height and setbacks. Finding Met
<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. Finding Met
<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. Finding Met
<i>2.2.6 Use high quality materials and craftsmanship</i>	Although the accessory living unit is modern in style, the proposed design includes elements that are compatible with the neighborhood such as horizontal paneling. Finding Met
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. Conditions will be included to provide tree protection during construction. Finding Met