

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>	The proposed house will maintain its home orientation toward the street and the entry will remain consistent with the existing residence and adjacent neighbors. The entrance to the Accessory Dwelling Unit will be behind a front yard fence and not visible from the street. Finding Met
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	While the proposed two-story house and attached Accessory Dwelling Unit increases the floor area, the lot is a pie-shaped lot with a narrower frontage, and most of the living area would be located toward the rear of the lot behind the garage. The new second story would be set in the center of the house, approximately 50 feet from the front property line, which provides relief for the scale and bulk of the new home. Finding Met
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed design respects the privacy of the adjacent neighbors as only small windows are proposed on the second floor on the sides and the side setbacks far exceed minimum requirements. Finding Met
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project meets the required parking requirements. Finding Met
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes elements that are compatible with the residence and the neighborhood such as stucco and wood siding on the exterior walls and low pitched roof forms. Metal guardrails and standing seamed metal roof materials are proposed. 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