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.

2.2.1 Reinforce prevailing neighborhood The proposed house will maintain its home home orientation and entry patterns The proposed house will maintain its home orientation and entry patterns 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 side yard gate and fence on the right side of the house and not visible from the street. Finding Met 2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood. While the proposed two-story house and attached Accessory Dwelling Unit increase the floor area, the well-articulated building façade, generous second-story setbacks, and a variety of high quality materials will enhance the streetscape and help in minimizing the visual impact of the proposed design respects the privacy of the adjacent neighbors are proposed on the second floor side elevations, the right side setback exceeds minimum requirement, and the left side second story setbacks does not face the living area of the left neighbor. The six foot privacy screen on the left side of the balcony provides privacy for the neighbors. 2.2.4 Minimize the visual impacts of parking. The proposed design includes high-quality materials and craftsmanship 2.2.6 Use high quality materials and craftsmanship The proposed design includes high-quality materials and craftsmanship 2.2.7 Preserve mature landscaping No protected trees will be removed as part of this write the reighborhood. Finding Met	Basic Design Principle	Comments
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