

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 side yard gate and fence on the right side of the house 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 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 project. 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 high-sill windows are proposed on the second floor side elevations, the right side setback exceeds minimum requirement, and the left side second story setback 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 neighbor on the left. The moderate 4:12 slope roof matches the roof slopes of the side neighbors. Finding Met
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project exceeds the required covered parking requirement and provides an additional covered space in the garage (tandem). Finding Met
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes high-quality materials such as red cedar siding, stacked-stone veneer accent columns, and a bronze-colored standing seam metal roof. The traditional white stucco exterior of the main body of the house blends well with the neighborhood. Finding Met
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. Finding Met