

**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. <b>Finding Met</b>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposal is a single-story house which is consistent with the single-story neighborhood. The floor area is greater than most homes in the neighborhood but it is on a large lot with less than 45% floor area ratio. The hip roof, 9 ft. plate heights, and well-articulated building façade will minimize the visual impact of the proposed project on the streetscape. <b>Finding Met</b>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed design respects the privacy of the adjacent neighbors because it is a one-story home. The architectural elements are consistent with nearby homes and the moderate 4:12 slope roof matches the roof slopes in the neighborhood. <b>Finding Met</b>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project meets the parking requirement of two covered and two uncovered spaces in the traditional style of the neighborhood. <b>Finding Met</b>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes beige cultured stone veneer and the traditional grey stucco exterior of the main body of the house blends well with and enhances the neighborhood. <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>