

November 14, 2022

From: Lee Quintana  
To: Mayor Rennie and Town Councilmembers  
Re: Desk Item for Agenda Item #11: Draft Objective Standards

Mayor and Town Council.

The following are my comments on the much improved version of the Draft Objective Standards

**Comments:**

*Why is SB 9 Ordinance codified into the Town Code, but the Objective Standards are not?* Both the Town's Draft Objective Standards and the Town's SB 9 Ordinance are on the Council Agenda tonight. Agenda Item #5, the SB 9 Ordinance will be codified into the Town Code; however, Agenda Item #11, the Draft Objective Standards which implement SB 167, SB 35, and SB 330, will be adopted by Resolution.

Modify the Title to read:: Objective Design Standards for Qualifying Multi-Family and Residential Mixed Use Projects.

Page 1: Incorporate by reference: Add links to the additional relevant objective standards contained the listed documents that apply to the Draft Objective Standards

Last paragraph: Replace with a statement similar to the language used in the SB 9 Ordinance such as: Applications for a multifamily housing development or a mixed use residential development may be processed either using:

- These objective standards through a ministerial review and approval process, or
- The Town's discretionary approval process, in which case the objective standards contained within would not apply.

Page 2: Key Terms: Suggest deleting the terms ~~Community recreation space~~, and ~~Private recreation space~~ and replacing them with Community Outdoor Space and Private Outdoor Space in Key Terms and through the Objective Standards

**A.5.1:** Add language to allow for additional and greater setbacks that might be required to accommodate a sloped entry into an underground parking garage.

**A.7.2b:** Add a requirement for landscaping between the trees

**A.10.1:** Is there a minimum square footage required for a space to be counted towards landscaping?

Page 2 Comments on Objective Standards from Lee Quintana

**A.1.b:** Last sentence ~~cannot~~ shall not

**A.10.b.ii:** Why doesn't this also apply to ground floor space?

**A.1.ci:** Should a minimum area of common open space in a mixed use residential development be reserved solely for the use of the residents?

**Figure B.1.c and Figure 3.1e** Delete the duplicate figure and the figure of courtyard

**Figure B.3.1:** Add legend for Figure B.3.1 or is the intent to delete this figure?

**Figure B 3.2:** Is this figure missing?

**Page 27:** Add numbers for these figures

**B.4.3:** Should items that are easily removed such as window boxes, lattice, sconce lighting and change in paint color should be included in this list. Is including awnings encouraging architecture by awnings?

**Page 29:** Delete figure with columns

**B4.9.b:** What is a storefront bay?

**B4.12.c:** What is the a minimum square footage requirement for the common open space

Thank you for your consideration.