

Maribel Hernandez

Subject: FW: Planning Commission

----- Original Message -----

From: Randall Lewis <randall.lewis@lewismc.com>

To: 'Carlos Rodriguez' <carlos@biabuild.com>, "kari.leon@agiorealestate.com" <kari.leon@agiorealestate.com>

Cc: Spencer Bogner <Spencer.Bogner@lewismc.com>

Date: February 2, 2021 at 8:37 AM

Subject:

I#krsh#k#l#v#k#v#h#i#i#|rx#r#d#q|r#q#d#y#h#x#h#w#r#q#v#s#d#v#h#h#g#g#k#h#p#h#p#h#d#g#g#d#o#r#v#s#h#q#f#h#
Er#j#q#h#u#d#g#g#h#z#l#j#h#w#e#d#f#n#r#r#x#t#x#l#f#n#l

W#k#d#q#n#v#h#r#u#h#w#l#j#k#v#e#h#s#d#w#e#i#k#l#s#u#r#f#h#w#l

U#d#g#g#d#o#
#

General

- Definitions: Should “Multi-family unit” be defined as “more than two units on one lot”, or should it more broadly be understood to reflect a “multi-family project”, or should it be both (as Section 9.29.070 of their municipal code seems to indicate)? We have run into issues in different cities on this same topic.
- Architecture: There’s no reason to have a minimum of 3 architectural styles with different colors and materials, especially if a 3 unit project in two buildings would qualify (and therefore the condition can’t be met). Variety can be achieved if successful color blocking and material swaps are utilized, rather than enforcing completely different architectural styles that impact skin and structure.
- Circulation: Clarify if the 26’ is the minimum only where fire access is required? Can it be further reduced when a fire lane isn’t needed, i.e. 22’-24’ for two-way traffic?
- Unit Size: The unit size minimums are greatly improved, but do they really even need to be regulated? What if a developer had a microunit or coliving situation that could deliver smaller square footages?

Large Projects

- Private Open Space: The private open space minimums (including the dimensions) are much larger than industry norms. Minimum widths are typically 5'-6"-6' in more dense products and 8' in lower density products. Consider reducing the private open space to 100 square feet on patios and 50 feet for the balconies.
 - The code also currently references "walled" patios. Please also consider other types of fencing and means of enclosure.

- Amenities: The amenity schedule references "recreational amenity as defined". The Town's code reads as follows:
 - "All multi-family housing developments shall provide recreational amenities within the site which may include: a swimming pool and spa; clubhouse; tot lot with play equipment; picnic shelter/barbecue area with seating; court game facilities such as tennis, basketball, racquetball; improved softball or baseball fields; or day care centers."
 - Both the qualifying amenities and the quantity required greatly exceed what we're used to seeing. We believe more options should be permitted, incorporating broader cost-effectiveness and contemporary owner/renter preferences, and that the required quantity should be reduced.

- Landscaping: Why are landscaping dimensions being defined? What about paseos for duplex-type submittals (and what that implies about "front yard" setbacks)? Consider eliminating these requirements and judging individually via design review.

- Mechanical Equipment: Why can't mechanical equipment be located within setbacks? Frequently, this is a good location for them, particularly if landscape can serve as screening.

- Height: The building heights, particularly the 35' in height, should have clarified what is being measured from and to. This way developers can assess impacts as they work with Planners throughout the process. The requirement itself is otherwise reasonable.

- Phased Project: This requirement is atypical. This would not work for a large master-planned development, depending on the Town's interpretation of "phased project".

- **Parking:** The parking requirement might be better tied to the unit’s bedroom count and a guest factor, as was done previously, but with reduced standards. EG, a development of studios would be overparked at 2.25 parking spaces per unit, in practice.
- **Storage:** The 400 cubic foot storage requirement is vastly oversized; it is the largest such requirement either of us have seen in any jurisdiction, and by a significant margin. We struggle to meet 100 cubic foot requirements in other locations. We recommend eliminating this or reducing it to a more manageable size. Furthermore, the “shall be constructed” language suggests this can’t be illustrated via a reserved floor space on architectural drawings but would instead be something built, which is unnecessary and adds cost.

#

Randall Lewis

Executive Vice President
Lewis Management Corp.
1156 N. Mountain Avenue
Upland, CA 91786

randall.lewis@lewismc.com

(909) 946-7542 Direct/Fax

www.LewisGroupOfCompanies.com / www.LewisCareers.com

Follow Lewis Group of Companies

[Linkedin](#) [Facebook](#) [Instagram](#) [Twitter](#)

CONFIDENTIALITY NOTICE: This e-mail transmission, and any documents, files or previous e-mail messages attached to it may contain confidential information that is also legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender and immediately destroy the original transmission and its attachments without reading or saving in any manner. Thank you.