

Maribel Hernandez

From: Spencer Bogner <Spencer.Bogner@lewismc.com>
Sent: Wednesday, February 03, 2021 12:57 PM
To: Maribel Hernandez
Subject: Updated Response To Public Hearing Item

Hello Maribel,

Thanks for the call! Here are my updated comments/questions in response to the published agenda item:

For the modifications for Section 9.29.070:

- B2: Height: The building heights, particularly the 35' in height, should have clarified what is being measured from and to (the eave, the highest point of the roof pitch, etc.). This way developers can assess impacts as they work with Planners throughout the process. I recommend the Town conform to the Apple Valley Fire Protection District's definition for simplicity, or enlist the Fire District to tie to yours to conform.
- B3 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?
- B4 Private Open Space: The private open space minimums proposed (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.
- B10 Streets: 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?

Subsection E Large Projects

- E2 Amenities: The quantity required exceeds what we're used to seeing. We believe the required quantity should be reduced.
- E3 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.
- E8 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.

- E10 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.

Section 9.31.050

- B3 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.

Thank you and we'll be in touch around 6:10.

Spencer Bogner

Vice President - Multi-Family Development

Lewis Management Corp.

1156 N. Mountain Avenue

Upland, CA 91786

Spencer.Bogner@lewismc.com

(909) 946-7523 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.