



0:0:-1.-690 --> 0:0:1.320

Anthony Yannatta

You had of it on the lender one, you're just off.

0:0:1.330 --> 0:0:5.140

Anthony Yannatta

I don't understand what the disconnect is like.

0:0:5.150 --> 0:0:6.10

Anthony Yannatta

What is going on?

0:0:8.510 --> 0:0:11.620

Steve Mizokami

I guess are able to see my screen here for the PowerPoint.

0:0:12.430 --> 0:0:12.570

Stephanie Reich

Yes.

0:0:15.860 --> 0:0:16.240

Steve Mizokami

Yeah.

0:0:14.90 --> 0:0:16.530

Steven Spielberg

Oh yeah, we see us.

0:0:12.840 --> 0:0:17.650

Jing Yeo

We we can, but we see your like the team screen too, Steve.

0:0:17.660 --> 0:0:19.330

Jing Yeo

So you might want to minimize that window.

0:0:19.340 --> 0:0:19.890

Jing Yeo

There you go.

0:0:19.640 --> 0:0:20.140

Steve Mizokami

There we go.

0:0:19.900 --> 0:0:21.330

Jing Yeo

OK. Yeah.



0:0:21.370 --> 0:0:23.300

Steve Mizokami

And then he like, thanks for that.

0:0:24.740 --> 0:0:26.730

Steve Mizokami

OK, so, uh, welcome everybody.

0:0:26.740 --> 0:0:34.570

Steve Mizokami

Thank you for logging in this morning and joining us for this afternoons roundtable discussion on objective design standards.

0:0:35.160 --> 0:0:38.390

Steve Mizokami

My name is Steve Mizokami, principal planner here with the city.

0:0:38.970 --> 0:0:49.930

Steve Mizokami

And I'm also joined here with my colleagues Stephanie Reich, who is the cities design and historic preservation planner, as well as gene Yo, who has the planning manager.

0:0:50.140 --> 0:0:55.200

Steve Mizokami

And so before we get started, just some housekeeping items on how to participate.

0:0:55.510 --> 0:1:5.660

Steve Mizokami

I will first be going through a very brief presentation on the objective design standards project, then opening the floor for discussion at that time.

0:1:5.670 --> 0:1:21.80

Steve Mizokami

So at that point you'd be able to use the raise hand function at the top of the, UM, the bar up there, and you'll be able to unmute yourself only when it's time to speak, just to be Cognizant about background noise.

0:1:21.220 --> 0:1:28.70

Steve Mizokami

If you can also put your mute on when you're not speaking, that will probably help facilitate the conversation a bit here.

0:1:28.550 --> 0:1:34.640

Steve Mizokami

And so this is a brief agenda of our discussion.



0:1:34.710 --> 0:1:38.660

Steve Mizokami

First of all, be providing a brief overview reminder of the odds project.

0:1:38.910 --> 0:2:12.500

Steve Mizokami

We'll go over some existing examples of ohh yes, in Santa Monica state mandates and the purpose of the ODS project, including Senate Bill 35 and also a handful of the cities housing element programs relative to objective design standards and well then also have a chance to discuss these standards a little bit more in detail amongst everybody and get your comments and feedback on how best to as we continue to try to shape our buildings here in Santa Monica.

0:2:12.550 --> 0:2:17.240

Steve Mizokami

And this this is really focused on our residential buildings moving forward.

0:2:21.220 --> 0:2:31.630

Steve Mizokami

Uh, so as many of you are familiar with the cities zoning Ordinance already includes a number of objective design standards that already help shape the design of our buildings.

0:2:32.260 --> 0:2:44.420

Steve Mizokami

For example, we have standards in our commercial district citywide that help to create ground floor design that is both interesting and active, while also engaging to pedestrians at the street level.

0:2:45.350 --> 0:2:45.880

Steve Mizokami

Uh.

0:2:45.950 --> 0:2:46.660

Steve Mizokami

Open space.

0:2:46.710 --> 0:2:53.820

Steve Mizokami

Open space standards that provide both uh, private and common usable open space for residents living in a residential building.

0:2:54.590 --> 0:2:56.860

Steve Mizokami

We have modulation standards such as.

0:2:57.370 --> 0:3:0.420

Steve Mizokami

And building footprint size limitations.



0:3:0.430 --> 0:3:12.460

Steve Mizokami

We also have upper story and interior side step backs that help to reduce overall building mass on upper floors and daylight plane standards to seek to provide upper level step backs for buildings.

0:3:12.470 --> 0:3:21.240

Steve Mizokami

When the Jason to residential neighborhoods and then of course, that standard is to help ease that transition between our commercial and residential neighborhoods.

0:3:21.550 --> 0:3:26.980

Steve Mizokami

And so the concept of objective design standards are not new to Santa Monica.

0:3:27.670 --> 0:3:41.720

Steve Mizokami

And this project seeks to establish design standards that would enhance project design and also address issues that are commonly discussed by the Architectural Review board in our review processes.

0:3:41.910 --> 0:3:54.400

Steve Mizokami

When reviewing mixed use and affordable housing projects and we are also looking at standards to eventually address the anticipated future growth of housing projects that may be applied to the bergamot area plan.

0:3:54.850 --> 0:4:2.570

Steve Mizokami

That work effort is going to be ongoing and I will later pick up in 2024 next year.

0:4:8.650 --> 0:4:17.640

Steve Mizokami

I suggest a quick uh brief summary of where we are with our UH-6 uh cycle housing element which was certified back in October 2022.

0:4:18.130 --> 0:4:35.700

Steve Mizokami

And of course, in March of this year, the Council adopted citywide zoning changes which included feasible housing development standards and our commercial districts that will seek to help encourage greater housing development in order for us to meet our state RENA requirements.

0:4:36.190 --> 0:4:45.480

Steve Mizokami

This next stage includes developing objective design standards to be in compliance with both Senate Bill 35 per housing program.

0:4:45.560 --> 0:4:59.30

Steve Mizokami



Uh, as well as our housing program 1E, which is to revise our bergamot area design standards eventually and again that will be implemented, something that we're gonna be working on.

0:4:59.40 --> 0:5:7.350

Steve Mizokami

And we'll probably also I get a few other round tables starting next year specifically on those standards.

0:5:7.500 --> 0:5:11.290

Steve Mizokami

But today, we're here to discuss and uh.

0:5:11.720 --> 0:5:22.760

Steve Mizokami

More of a simpler standards for housing projects for our SP35 and so umm just a quick brief on Senate Bill 35.

0:5:23.10 --> 0:5:33.610

Steve Mizokami

Umm uh, which is a state law that created a streamlined approval process for qualifying projects for cities that are not meeting their state, required mandates for housing projects.

0:5:33.910 --> 0:5:44.20

Steve Mizokami

Umm, the HCD as you guys are probably familiar with determines cities who are subject to SP35 on the annual basis.

0:5:44.790 --> 0:5:51.160

Steve Mizokami

For Santa Monica, we are currently meeting our state mandated market rate housing for production requirements.

0:5:51.170 --> 0:5:59.380

Steve Mizokami

However, we are short on our affordable housing unit production and so therefore, Santa Monica is currently subject to SB-35.

0:5:59.610 --> 0:6:4.810

Steve Mizokami

And So what does this mean for design review in Santa Monica? In our city?

0:6:5.710 --> 0:6:21.940

Steve Mizokami

It means that applicants for housing projects that are at least 50% affordable or includes 50% of their units as affordable units that also choose to file their project as an SP35 project will be exempt from ARB design review.

0:6:22.490 --> 0:6:49.220

Steve Mizokami



They would only need to comply with objective design standards and all existing zoning requirements for their districts and but to also help clarify for projects that don't qualify for SFB 35, including those projects that are providing less than 50% of portability, those projects will still be reviewed and subject to our current review procedures, which does include ARB design review.

0:6:54.120 --> 0:6:55.490

Steve Mizokami

And so with that.

0:6:55.630 --> 0:6:58.970

Steve Mizokami

I'm going to have Stephanie go through.

0:6:59.20 --> 0:7:2.170

Steve Mizokami

Uh, these very specific SP35 standards.

0:7:2.680 --> 0:7:10.480

Steve Mizokami

And again, these are standards that would apply to SB-35 projects that provide at least 50% affordable units.

0:7:13.10 --> 0:7:13.830

Stephanie Reich

Thanks, Dave.

0:7:14.660 --> 0:7:15.90

Stephanie Reich

Yes.

0:7:15.100 --> 0:7:21.510

Stephanie Reich

So UM to amplify what Steve is saying in order to opt in for SB-35.

0:7:21.520 --> 0:7:33.190

Stephanie Reich

There are other there are other requirements, including prevailing wage and so forth, so that would be something that the applicant would determine to opt in.

0:7:33.270 --> 0:7:50.430

Stephanie Reich

As Steve is saying and also to to amplify what Steve said about our current objective design standards, we already have lots of things in the code that do address design.

0:7:51.120 --> 0:8:6.640

Stephanie Reich

There are certain areas though, with the new new standards that came into effect for with the housing element, specifically enabling housing on the ground floor.



0:8:7.140 --> 0:8:11.400

Stephanie Reich

Additional additional density and so forth.

0:8:11.690 --> 0:8:15.910

Stephanie Reich

We found that there are some areas that are lacking.

0:8:16.200 --> 0:8:28.920

Stephanie Reich

In addition, the ARB does often ask for certain things very consistently, so we wanted to include those in in standards, which will become part of the zoning code.

0:8:29.630 --> 0:8:53.150

Stephanie Reich

So so we have these several areas that are that we found are really important to be included in the standards ground floor elements so that we can continue to have active streets because we already have many ground floor objective design standards in the code.

0:8:53.160 --> 0:8:54.820

Stephanie Reich

So we're filling in a few of those.

0:8:56.120 --> 0:9:3.250

Stephanie Reich

We do a lot of review on facades and transparency and interest in the facades.

0:9:3.680 --> 0:9:10.490

Stephanie Reich

It's one of the things that sets Santa Monica apart from other cities in our design review process.

0:9:11.300 --> 0:9:15.40

Stephanie Reich

Same with open space and parking next slide.

0:9:18.380 --> 0:9:50.160

Stephanie Reich

Umm so because we anticipate that there will be residential on the ground floor in a way on the boulevards in a way that we hadn't seen before, we'd like to include some some design standards for residential on the ground floor and the goals are to foster an active and engaging pedestrian experience, but also to address, you know, the user experience for residents.

0:9:50.870 --> 0:10:0.220

Stephanie Reich

And so as we go through these, these these standards, we have these questions for you.

0:10:0.230 --> 0:10:9.440

Stephanie Reich



So in in front of every section we have a bunch of questions that we want you to think about so that we can talk about it afterwards next.

0:10:13.190 --> 0:10:21.600

Stephanie Reich

And so one of the things that we find that creates activity at the ground floor, our residential entrances.

0:10:23.120 --> 0:10:27.150

Stephanie Reich

Landscaping entries transparency to the street.

0:10:27.160 --> 0:10:29.290

Stephanie Reich

These are all things that we look for.

0:10:29.520 --> 0:10:29.870

Stephanie Reich

Uh.

0:10:29.880 --> 0:10:47.270

Stephanie Reich

During design review, and so we do understand ADA requirements will not will not allow stairs up to your entry if there's not also an ADA or an accessible entrance.

0:10:47.860 --> 0:11:5.60

Stephanie Reich

We also know that there are many situations where the the grade of the sidewalk will be different than the floor of the unit and where a where there would be stairs and or a porch employed.

0:11:5.770 --> 0:11:21.980

Stephanie Reich

So what we we're what we're proposing is that units have residential entrance or outdoor living space at the street to activate the street.

0:11:22.580 --> 0:11:55.590

Stephanie Reich

Umm in addition that there would be some kind of landing area for the entries and if you have an entrant to the to the street, you can choose three of the those following elements, recessed entry, overhead production side lights, a stair or paving differentiation and we find that as I mentioned, entrances really do activate the street and improve the user experience.

0:11:55.910 --> 0:12:4.890

Stephanie Reich

Also, private private open space will also serve to activate the street and create that dialogue with the street next.

0:12:8.560 --> 0:12:32.800

Stephanie Reich



So for non residential entries we we are asking for either commercial or office that there is at least one entrance from the sidewalk in within that non residential space and that the entries have some level of articulation or hierarchy.

0:12:34.270 --> 0:12:54.40

Stephanie Reich

One thing to note about, uh, the objective design standards, our goal has always been to be practical and you know, not add to the cost of the building which you know construction costs as we know have skyrocketed.

0:12:54.860 --> 0:12:55.340

Stephanie Reich

Umm.

0:12:55.680 --> 0:13:4.880

Stephanie Reich

And, you know, make these in a way that are are really something you might already be doing in, in, in your projects next.

0:13:8.450 --> 0:13:28.120

Stephanie Reich

Umm, so one of the things that we have noticed that the design, the Architectural Review Board has had noticed and we as staff has noticed is that ground floor, floor to floor heights have grown significantly from what they were historically.

0:13:28.370 --> 0:13:39.640

Stephanie Reich

Although there are some historic buildings, as you can see in the lower left said that do already have very tall floor to floor, it's on the ground floor.

0:13:40.490 --> 0:14:14.230

Stephanie Reich

In order to foster a pedestrian oriented experience, we we believe a horizontal element would be would be really necessary and when they are employed we feel like they bring, they bring a little bit more human scale to the ground floor and so we're proposing that a horizontal element between 9 and 14 feet be be incorporated.

0:14:14.240 --> 0:14:22.320

Stephanie Reich

And again, we often see a horizontal element that's either a structural element or a signage band or an awning.

0:14:23.560 --> 0:14:28.430

Stephanie Reich

And that's just typically incorporated into the project design.



0:14:28.960 --> 0:14:31.130

Stephanie Reich

It does not need to be continuous.

0:14:31.140 --> 0:14:37.920

Stephanie Reich

It could be intermittent, intermittent and could be only at 30% of the building frontage.

0:14:38.730 --> 0:14:39.150

Stephanie Reich

Umm.

0:14:39.410 --> 0:14:44.830

Stephanie Reich

And we think that this would offer some level of pedestrian scale next.

0:14:48.180 --> 0:15:16.340

Stephanie Reich

And so the questions we you know we're asking, we're asking you, as the experts are these sufficient to have a comfortable and engaging environment, will they, will they foster a nice environment on the street and also a great building for the people who live there are, are they too onerous or are there others that you think should be included next?

0:15:19.970 --> 0:15:28.540

Stephanie Reich

Uh, so for transparency, the code already has some some standards that are focused on transparency.

0:15:29.500 --> 0:15:35.890

Stephanie Reich

Uh, and and there are already transparency requirements at the ground floor.

0:15:50.850 --> 0:15:52.480

Mario Fonda-Bonardi (Guest)

OK. Yeah.

0:15:36.120 --> 0:15:53.330

Stephanie Reich

And so one of the things that we look at in the in design review is to make certain that there are no blank walls, that there's a sufficient level of transparency to provide interest to the overall building.

0:15:54.240 --> 0:15:54.480

Mario Fonda-Bonardi (Guest)

OK.

0:15:54.310 --> 0:15:57.390

Stephanie Reich

Umm someone is not muted.



0:16:0.400 --> 0:16:5.120

Stephanie Reich

OK, we're going to mute, Mario.

0:16:5.250 --> 0:16:6.510

Stephanie Reich

Yes, thank you, Mario.

0:16:7.370 --> 0:16:10.740

Stephanie Reich

And we're glad you can join SO4.

0:16:10.750 --> 0:16:12.60

Stephanie Reich

Transparency.

0:16:12.630 --> 0:16:26.900

Stephanie Reich

We will be looking for 30% of the facade to be at least transparent and that every room on an exterior wall should contain an operable window.

0:16:27.610 --> 0:16:32.780

Stephanie Reich

That's not only for design, but also for quality of life for the residents.

0:16:34.450 --> 0:16:42.220

Stephanie Reich

We are we are initially proposing that Windows shall be recessed at least three inches.

0:16:42.510 --> 0:16:46.340

Stephanie Reich

We have been having a lot of conversations with.

0:16:46.650 --> 0:16:58.420

Stephanie Reich

We had a presentation to the Architectural Review Board and also to the Planning Commission so far and we think we'll probably reduce that proposal to two inches.

0:16:59.370 --> 0:17:6.630

Stephanie Reich

We we know that one inch is typical for a nail on window or seventh inch.

0:17:6.640 --> 0:17:18.190

Stephanie Reich

The thickness of the material, which is very often stucco or any kind of veneer 3 inches, would umm 3 inches.

0:17:18.660 --> 0:17:27.990

Stephanie Reich



We have been told is too much of an ASK and two inches would just require a little bit of furring around that window.

0:17:28.510 --> 0:17:40.110

Stephanie Reich

There would also be an option for shading device and then material transitions should occur at the inside corner of a plane.

0:17:40.120 --> 0:17:44.990

Stephanie Reich

Change the again the the language of these.

0:17:45.60 --> 0:17:50.750

Stephanie Reich

These are simplified the language of the standard would be more detail.

0:17:50.760 --> 0:17:53.50

Stephanie Reich

We're not presenting that to you today.

0:17:54.40 --> 0:18:2.780

Stephanie Reich

The other thing I wanted to point out in all of these standards, we are doing our best to provide some level of flexibility.

0:18:3.170 --> 0:18:11.660

Stephanie Reich

Umm, so that's why we're offering as as many choices as possible to get to the same intent.

0:18:12.10 --> 0:18:28.300

Stephanie Reich

If there are other choices that should be included to any standard that we've left out that you can think of, please let us know and so questions for you are all the standards enable sufficient visual interests?

0:18:28.870 --> 0:18:32.740

Stephanie Reich

Are there standards that you'd like us to modify?

0:18:32.790 --> 0:18:36.790

Stephanie Reich

Are there additional standards you think should be included next?

0:18:40.220 --> 0:19:4.700

Stephanie Reich

So roof decks and Juliet balconies, we found that roof decks can sometimes add to massing on the roof, and so and also there are concerns about privacy, especially when adjacent to a residential district.



0:19:5.110 --> 0:19:6.240

Stephanie Reich

Privacy and noise.

0:19:6.250 --> 0:19:10.320

Stephanie Reich

So if we found that if they're set back 30 inches.

0:19:12.430 --> 0:19:30.30

Stephanie Reich

With, you know, even with some kind of buffers usually provided, then then those neighbor to neighbor issues tend to be significantly reduced for Julia balconies.

0:19:30.40 --> 0:19:47.450

Stephanie Reich

What we've found is that where there is not required private open space, A Juliet balcony can really help enliven the facade and also enhance the quality of life for the unit next.

0:19:51.690 --> 0:20:2.340

Stephanie Reich

So for a common open space design, the Architectural Review Board spends a fair amount of time reviewing the common open space design.

0:20:2.400 --> 0:20:8.170

Stephanie Reich

Because of all, even if it's on the interior, cause all exterior spaces subject to design review.

0:20:10.400 --> 0:20:16.830

Stephanie Reich

To make sure that it's nicely designed so that it would be used by all the residents.

0:20:17.490 --> 0:20:34.760

Stephanie Reich

Umm, we've found in looking at the building systematically in the city of Santa Monica, there is a very important social space that is the courtyard space or a common outdoor space for buildings.

0:20:35.130 --> 0:20:45.430

Stephanie Reich

Even since the founding of the city, definitely since the 20s, we see courtyard buildings are very common in Santa Monica.

0:20:45.730 --> 0:20:51.430

Stephanie Reich

That help develop a sense of community and enhance the quality of life.

0:20:51.520 --> 0:21:6.370

Stephanie Reich



So we do spend a lot of time at design review making certain that the the common open space is really a social space and not simply functioning as circulation.

0:21:6.810 --> 0:21:30.400

Stephanie Reich

And so we've we're offering a fairly minimum set of standards for the open space percentage of open to the sky can be covered, a minimum of landscaping, minimum of trees and some amenities to create that kind of social environment next.

0:21:33.690 --> 0:21:53.500

Stephanie Reich

So for parking we've, you know, we've already started to see some structured parking above grade because the new the standards that came in with the housing element, you know, make that a little bit more economically feasible.

0:21:53.810 --> 0:22:17.30

Stephanie Reich

So we're suggesting that, uh, that the code be includes screening of structured parking on the upper right hand corner is a is an image of, you know, of parking that is you know very nicely screened to to really be fully integrated into the building.

0:22:17.580 --> 0:22:47.380

Stephanie Reich

And so we're proposing that the screening be be done with materials that are also used at the building so that it could be integrated holistically into the building design and then parking entrances, simply that the finishes wrap into the into the entries so that they are a little bit more appealing than the one pictured on the lower left next.

0:22:50.550 --> 0:23:14.210

Stephanie Reich

Umm, OK, so we've, you know, we've had a some feedback we had as as Steve mentioned, we've already had a virtual public meeting as well as presentations to the Architectural Review Board and Planning Commission and we wanted to respond to those questions.

0:23:14.220 --> 0:23:22.140

Stephanie Reich

So we've incorporated this slide to to highlight some of the things that that we've identified.

0:23:23.880 --> 0:23:29.610

Stephanie Reich

So we wanted to ask for the common outdoor living areas.

0:23:31.370 --> 0:23:31.710

Stephanie Reich

Uh.



0:23:32.10 --> 0:23:33.370

Stephanie Reich
Is is that?

0:23:33.590 --> 0:23:34.380

Stephanie Reich
Are these?

0:23:35.70 --> 0:23:36.520

Stephanie Reich
Do these seem onerous?

0:23:36.530 --> 0:23:41.300

Stephanie Reich
Do they seem to be sufficient standards to make for a social space?

0:23:42.310 --> 0:23:46.320

Stephanie Reich
We received a question during public comment.

0:23:46.840 --> 0:23:51.840

Stephanie Reich
Can vine walls count towards open space?

0:23:51.850 --> 0:24:16.250

Stephanie Reich
Because normally when we calculate landscaping within the open space where only calculating in the floor plan and after thinking about this carefully and also asking the architectural review board and Planning Commission, the the sense is that we would likely continue calculating.

0:24:17.820 --> 0:24:24.930

Stephanie Reich
Calculating square footage based on the floor plan, because sometimes vine walls don't grow.

0:24:25.360 --> 0:24:30.530

Stephanie Reich
Even green walls need to be very carefully managed and maintained.

0:24:31.290 --> 0:24:45.730

Stephanie Reich
Umm so for the facades, the Juliet balcony and the recessed windows as I mentioned will likely be shifting that from 3 inches to two inches.

0:24:47.220 --> 0:25:1.930

Stephanie Reich
And what we're proposing for the Juliet balcony balconies would be at least 50% of the units without private outdoor living area shall have a Juliet balcony.



0:25:1.940 --> 0:25:7.750

Stephanie Reich

And this was something that the ARB asked for on one of our affordable housing projects.

0:25:7.800 --> 0:25:13.370

Stephanie Reich

And it seemed to be a positive recommendation from the board.

0:25:13.420 --> 0:25:17.780

Stephanie Reich

So that's one of the reasons why we've included that next slide.

0:25:20.600 --> 0:25:21.70

Stephanie Reich

OK.

0:25:21.80 --> 0:25:22.810

Stephanie Reich

So Steve, would you?

0:25:23.880 --> 0:25:24.40

Steve Mizokami

Yeah.

0:25:23.160 --> 0:25:28.960

Stephanie Reich

Ohh would would we like to pause here or talk about next steps first?

0:25:29.640 --> 0:25:30.830

Steve Mizokami

And we can pause here.

0:25:30.880 --> 0:25:39.130

Steve Mizokami

One one other thing on this list, also to mention was the discussion about the residential units.

0:25:39.140 --> 0:25:46.520

Steve Mizokami

Now that are gonna be available to be designed on the ground floor based on our change in standards.

0:25:46.530 --> 0:26:11.0

Steve Mizokami

And So what we're also interested in terms of your feedback today is how to design those residential units to and how they relate to the street, whether or not those would be front entrances or even if they are include kind of rear patios that are adjacent to the sidewalk as you get into the residential unit.

0:26:11.10 --> 0:26:32.170

Steve Mizokami

So it's the relationship between residential unit design on the ground floor and the sidewalk and to



Stephanie's point, to kind of encourage that active design where a lot of our buildings today just based on our code requirements require ground floor commercial that we're all used to.

0:26:32.180 --> 0:26:44.110

Steve Mizokami

But now that we're gonna be that, the code is gonna allow for residential units to be actually sitting on the street as well as an option to get more units in a project.

0:26:44.740 --> 0:26:49.490

Steve Mizokami

How should we design best design kind of that relationship there?

0:26:50.340 --> 0:26:50.730

Steve Mizokami

Umm.

0:26:50.740 --> 0:27:7.140

Steve Mizokami

And then also, just because these standards are driven by SP35 and and SP35 projects, for example, as I kind of mentioned will be those projects that provide at least up to 50% affordability in the project.

0:27:8.570 --> 0:27:14.320

Steve Mizokami

The Santa Monica, where were those are primarily gonna be kind of our or affordable housing projects.

0:27:14.720 --> 0:27:34.260

Steve Mizokami

And so one other thing to take a look at and make sure is that these standards are also gonna be workable for our affordable housing providers in terms of design and that we're not creating, you know, necessarily additional barriers to housing production.

0:27:34.270 --> 0:27:36.680

Steve Mizokami

So that's one thing that we want to be Cognizant about.

0:27:37.130 --> 0:27:47.270

Steve Mizokami

And you know, if you had any feedback about that and how you kind of design your affordable housing projects on the ground floor, I think that would be helpful for us as well.

0:27:54.910 --> 0:27:55.280

Steve Mizokami

OK.

0:27:55.290 --> 0:28:10.900

Steve Mizokami

So really quickly into next steps, we are going to the Planning Commission on December 6th, we had just



held a discussion on these SP35 standards that we're talking about today with the Planning Commission a few weeks ago.

0:28:10.910 --> 0:28:22.760

Steve Mizokami

We are gonna bring to them discussion on conceptual objective design standards for the bergamot area plan as kind of the phase two of our discussion.

0:28:23.20 --> 0:28:33.930

Steve Mizokami

And of course, I think for next year, we're gonna also then, umm, hold like a probably a handful of round table discussions to talk about those specific standards.

0:28:34.390 --> 0:28:36.570

Steve Mizokami

And December 12th we are proposing.

0:28:37.130 --> 0:28:37.710

Steve Mizokami

Uh.

0:28:38.50 --> 0:28:42.20

Steve Mizokami

A set of SB-35 standards that we're gonna be talking about today.

0:28:42.710 --> 0:28:50.80

Steve Mizokami

In the form of an interim zoning ordinance, and actually that is actually now moved to December 19th and not the 12th.

0:28:50.90 --> 0:28:54.990

Steve Mizokami

So it would be the week after the December 12th, so that should be December 19th.

0:28:55.0 --> 0:28:57.60

Steve Mizokami

But those are kind of our next steps.

0:28:57.610 --> 0:29:0.650

Steve Mizokami

But today, again, we'd like to kind of just open up the floor.

0:29:1.40 --> 0:29:1.460

Steve Mizokami

Umm.

0:29:1.940 --> 0:29:11.220

Steve Mizokami



And here you guys feedback on just the ground floor design standards that we've been talking about and any feedback would be appreciated.

0:29:22.360 --> 0:29:22.460

Steve Mizokami

Yes.

0:29:13.20 --> 0:29:23.190

Jing Yeo

Umm and Steve, I would just note that the and it may be helpful to frame your comments around the attachment that was sent with the invite that has the actual written standards.

0:29:23.200 --> 0:29:26.620

Jing Yeo

There's really only 2 1/2 pages of it.

0:29:26.630 --> 0:29:31.920

Jing Yeo

We tried to keep it very limited given the applicability of these standards.

0:29:32.210 --> 0:29:37.80

Jing Yeo

So just in case you know you wanted to actually look at the standards as written, they are.

0:29:37.390 --> 0:29:38.690

Jing Yeo

They were attached to the invite.

0:29:39.230 --> 0:29:43.340

Jing Yeo

The presentation was sort of a truncated version of that, if you will.

0:29:43.910 --> 0:29:45.330

Jing Yeo

You know, without the precise wording.

0:29:50.350 --> 0:29:51.580

Jing Yeo

And this is a teams meeting.

0:29:51.590 --> 0:29:55.400

Jing Yeo

So you anyone should feel free to speak.

0:29:55.410 --> 0:30:1.200

Jing Yeo

It's really a discussion, umm, so you, you you are free to unmute yourself as you wish.



0:30:1.770 --> 0:30:3.20

Lori Zelkind

Because you're going to help me.

0:30:3.100 --> 0:30:7.390

Steven Spielberg

Alright, I can I I I wanna ask a question before I give a comment.

0:30:7.400 --> 0:30:19.940

Steven Spielberg

So for the ground floor residential entrance section, is that meant to avoid having?

0:30:20.30 --> 0:30:27.40

Steven Spielberg

I guess you're traditional residential building or apartment building where there's just one main entrance to the building.

0:30:28.390 --> 0:30:36.40

Stephanie Reich

Umm, it's it's not necessarily to avoid that you could still have the one main entrance.

0:30:36.250 --> 0:30:39.990

Stephanie Reich

It's to create activity on the street.

0:30:40.190 --> 0:30:45.360

Stephanie Reich

Residential entries won't be required it it what?

0:30:45.370 --> 0:30:55.540

Stephanie Reich

We're what we're will be asking for is either a residential entry or a common open space to be placed on the street.

0:31:0.940 --> 0:31:2.690

Stephanie Reich

I'm sorry, not common. Open space.

0:30:59.90 --> 0:31:4.520

Steven Spielberg

And how I mean, maybe maybe you showed this picture private update.

0:31:2.700 --> 0:31:4.640

Stephanie Reich

Private open space where it's required.

0:31:5.160 --> 0:31:9.590

Steven Spielberg

So yeah, that's that's not really a great one for us.



0:31:9.600 --> 0:31:11.250

Steven Spielberg

You know, we we do.

0:31:11.400 --> 0:31:27.580

Steven Spielberg

We do all types of low income housing and different resident populations do different things with private open space and you know, they kind of range, but on the extreme are supportive housing units.

0:31:28.590 --> 0:31:32.840

Steven Spielberg

We can almost tell you for sure there's gonna be hoarding on balconies.

0:31:33.110 --> 0:31:38.880

Steven Spielberg

So we try to avoid balconies in general on all supportive housing projects.

0:31:39.470 --> 0:31:53.240

Steven Spielberg

Umm, you know, other types of housing may or may not hoard as much, but we find that, you know, people do tend to use their their balconies more as storage than like a place to sit.

0:31:53.250 --> 0:31:53.890

Steven Spielberg

So I don't.

0:31:54.130 --> 0:32:8.460

Steven Spielberg

I don't know that it necessarily would enhance, you know, the the way the street would look by creating balconies and for us, oftentimes we're really trying to maximize the the number of units.

0:32:8.470 --> 0:32:15.780

Steven Spielberg

So if we had to take out a significant chunk for a the ground floor balcony, it would be tough.

0:32:16.560 --> 0:32:18.310

Steven Spielberg

Umm another thing?

0:32:20.730 --> 0:32:32.60

Steven Spielberg

Kind of like a mixed concern, but we we also try to avoid minimize the number of entrances to a building and so you know again it depends on the population.

0:32:32.70 --> 0:32:41.460

Steven Spielberg

But having a private balcony per unit means that residents could be using their own balcony to enter their unit.



0:32:41.470 --> 0:32:49.420

Steven Spielberg

So the manager wouldn't necessarily have eyes on that and their guests could also potentially be coming and going.

0:32:49.430 --> 0:32:54.150

Steven Spielberg

And so in general, that's, you know, not one that I'm a big fan of.

0:32:54.870 --> 0:32:56.680

Stephanie Reich

That's that's really helpful to us.

0:32:57.380 --> 0:33:9.550

Stephanie Reich

We currently there's not a requirement for private open space for affordable housing projects that could be combined with the common open space.

0:33:9.560 --> 0:33:18.370

Stephanie Reich

So this would not supersede that option that affordable housing projects have.

0:33:19.40 --> 0:33:27.580

Stephanie Reich

So we we would need to make sure that we write the standard so that it it takes it keeps that in mind.

0:33:27.670 --> 0:33:29.350

Stephanie Reich

So that's really helpful for us.

0:33:30.240 --> 0:33:30.610

Jing Yeo

Sorry.

0:33:30.620 --> 0:33:31.990

Jing Yeo

Can I just follow up there, Steve?

0:33:32.490 --> 0:33:32.670

Steven Spielberg

Sure.

0:33:32.0 --> 0:33:38.370

Jing Yeo

And just to understand, because I'm looking at the this is page five of the standards to entrances to residential units.



0:33:38.380 --> 0:33:45.750

Jing Yeo

And as Stephanie was saying, like, it doesn't require the entrance units, it's just it's an option now.

0:33:46.200 --> 0:33:49.420

Jing Yeo

So we, you know, try to make something around it.

0:33:50.50 --> 0:34:3.240

Jing Yeo

UM and then looking at that standard, like if you had ground floor residential units, umm, then it says you shall have either an entrance or private outdoor living area facing the street.

0:34:4.390 --> 0:34:4.980

Jing Yeo

Umm.

0:34:5.150 --> 0:34:11.990

Jing Yeo

And if you chose the entrance, then it says it's set back a minimum of four feet from the street facing property line.

0:34:12.370 --> 0:34:17.870

Jing Yeo

Is that particular, uh, standard that set back of a minimum of four feet?

0:34:20.170 --> 0:34:20.520

Steven Spielberg

Well, we.

0:34:17.880 --> 0:34:21.940

Jing Yeo

Does that cause concerned because it means you'd have to like?

0:34:22.370 --> 0:34:24.230

Jing Yeo

I mean, you don't have to enclose it, I suppose.

0:34:24.240 --> 0:34:27.110

Jing Yeo

But you know, I'm, I'd imagine is that an issue or?

0:34:28.120 --> 0:34:37.0

Steven Spielberg

We I can't imagine a circumstance where we would want to have private entrances, so that's probably not one we're even gonna be using.



0:34:37.680 --> 0:34:37.860

Jing Yeo

I see.

0:34:42.940 --> 0:34:43.400

Jing Yeo

Because it's.

0:34:43.410 --> 0:34:44.180

Jing Yeo

Yeah, it's written.

0:34:43.170 --> 0:34:44.590

Steve Mizokami

And Steven, yeah.

0:34:44.590 --> 0:34:45.80

Jing Yeo

It's written.

0:34:45.90 --> 0:34:49.0

Jing Yeo

It says shall have either an entrance or private outdoor living area facing the street.

0:34:52.260 --> 0:34:53.0

Stephanie Reich

That may be.

0:34:49.10 --> 0:34:54.100

Jing Yeo

So that's why I think that one maybe think we're we're hearing that that is a concern, right?

0:34:54.180 --> 0:34:54.380

Steve Mizokami

Yeah.

0:34:54.110 --> 0:34:55.0

Jing Yeo

It's an either or.

0:34:53.50 --> 0:34:55.380

Stephanie Reich

Yeah, that may be, yeah.

0:34:55.10 --> 0:34:56.320

Jing Yeo

It's probably like you just like none.



0:34:57.210 --> 0:34:57.330

Steven Spielberg
Yeah.

0:34:57.270 --> 0:34:57.410

Steve Mizokami
Yeah.

0:34:57.610 --> 0:34:58.430

Jing Yeo
Yeah, OK.

0:34:58.280 --> 0:34:58.870

Stephanie Reich
Yeah.

0:34:58.920 --> 0:34:59.270

Stephanie Reich
Yeah.

0:34:59.420 --> 0:35:2.200

Steve Mizokami
Are to that to that point, yeah.

0:34:59.280 --> 0:35:3.360

Stephanie Reich
So that may be something that, yeah, go ahead, Steve.

0:35:3.850 --> 0:35:23.620

Steve Mizokami
Uh, so Steven, for, you know, as we're thinking about our affordable housing projects and the types that uses that you would prefer to have on that ground floor like a lot of times, we'll see kind of the the common space or the indoor UM facilities for the residents to utilize.

0:35:23.630 --> 0:35:36.920

Steve Mizokami
And so I think in the past, we've tried to encourage just a lot of openness, I guess for glazing into those spaces, but understand that you guys are also working with privacy issues of the common space.

0:35:36.930 --> 0:35:50.630

Steve Mizokami
But as an alternative, if residential units are not desirable to be on the ground floor, are those the other types of uses that you would see kind of being at the front facing the street?

0:35:50.640 --> 0:35:59.130

Steve Mizokami
Maybe either the common shared facilities or space that's kind of like other other areas. I guess.



0:35:59.140 --> 0:36:4.960

Steve Mizokami

What other things could we either add to this list of an option of if you design it?

0:36:4.970 --> 0:36:8.950

Steve Mizokami

If you don't design it with residential units right there, what else could it be?

0:36:9.0 --> 0:36:10.110

Steve Mizokami

And then how would that look?

0:36:10.120 --> 0:36:11.60

Steve Mizokami

I guess that's the question.

0:36:12.50 --> 0:36:14.180

Steven Spielberg

You know, it's it's tough to say.

0:36:14.190 --> 0:36:24.900

Steven Spielberg

You know, we we're often and I maybe this is all developers, but you know, for affordable housing, we're often trying to fit as many units as we can into the space we've got.

0:36:25.230 --> 0:36:35.80

Steven Spielberg

And so you know, typically we go to our architect and say, you know, what's the best way that we could fit all these units in here?

0:36:35.230 --> 0:36:44.390

Steven Spielberg

And we're, you know, all of our projects have some kind of common space inside that you know, we've got community rooms.

0:36:44.540 --> 0:36:50.50

Steven Spielberg

Oftentimes there's either fitness center or computer room in addition to the main community room.

0:36:50.720 --> 0:37:2.830

Steven Spielberg

Oftentimes that community room maybe on the ground floor, we like to have our manager have their office with somehow eyes on the street also.

0:37:3.100 --> 0:37:5.890

Steven Spielberg

So you know, maybe that's helpful, but.



0:37:8.0 --> 0:37:10.610

Steven Spielberg

You know it's it's it's tough to know.

0:37:10.960 --> 0:37:16.990

Steven Spielberg

As you know, such a broad based question without looking at an individual building, you know that's.

0:37:16.840 --> 0:37:17.470

Stephanie Reich

So.

0:37:17.620 --> 0:37:18.300

Stephanie Reich

So I think what?

0:37:17.280 --> 0:37:19.410

Steven Spielberg

And I know that's that's not what we're doing.

0:37:20.120 --> 0:37:20.470

Stephanie Reich

No.

0:37:19.420 --> 0:37:20.940

Steven Spielberg

But you know that's a tough one to.

0:37:20.760 --> 0:37:23.90

Stephanie Reich

Uh, that's really helpful, Steven.

0:37:23.140 --> 0:37:37.720

Stephanie Reich

I I think what Steve might be suggesting is that if we included in that list either to have and I'm just thinking out loud residential entry, private outdoor space.

0:37:38.530 --> 0:37:40.200

Stephanie Reich

Umm, community room.

0:37:41.220 --> 0:37:47.870

Stephanie Reich

Uh, or some kind of common space so you could get a little bit more activity on the street.

0:37:48.600 --> 0:37:52.620

Stephanie Reich

Would that be quite as onerous for you?



0:37:53.500 --> 0:37:53.980

Steven Spielberg
Well, what the?

0:37:55.300 --> 0:38:7.80

Steven Spielberg
I think we probably like having the Community room on the ground floor, but with with glazing, not with an A separate entrance to the yeah.

0:38:7.110 --> 0:38:7.330

Steve Mizokami
Right.

0:38:5.850 --> 0:38:8.220

Stephanie Reich
Yeah, we wouldn't require an entrance to that.

0:38:8.530 --> 0:38:8.980

Stephanie Reich
OK.

0:38:9.330 --> 0:38:9.640

Stephanie Reich
OK.

0:38:9.650 --> 0:38:10.920

Stephanie Reich
That's that's super helpful.

0:38:12.400 --> 0:38:15.10

Jing Yeo
Or even if the standard is like if a unit.

0:38:15.60 --> 0:38:19.470

Jing Yeo
If there's a groundball residential unit, then maybe it's that part about Shell.

0:38:19.480 --> 0:38:21.740

Jing Yeo
Have either an entrance or private out, or living area.

0:38:23.140 --> 0:38:29.550

Jing Yeo
You know, maybe that part is like is an option or it's struck or something like it's just as opposed to requiring either or.

0:38:29.560 --> 0:38:30.710

Jing Yeo
It's not either or.



0:38:31.250 --> 0:38:32.370

Stephanie Reich

OK. Yeah.

0:38:30.760 --> 0:38:34.540

Jing Yeo

So yeah, I I see that dawn and these are.

0:38:36.220 --> 0:38:37.90

Jing Yeo

Raised their hand.

0:38:37.820 --> 0:38:38.950

Jing Yeo

Well, yeah.

0:38:40.790 --> 0:38:42.20

Jing Yeo

Ohh great yeah.

0:38:37.340 --> 0:38:46.590

Steven Spielberg

And and and Don designed our, you know our our building that's currently open in Santa Monica and you know doing well.

0:38:46.600 --> 0:38:50.190

Steven Spielberg

So you know anything that I missed, you know, feel free.

0:38:51.230 --> 0:38:57.980

Lori Zelkind

Yeah, actually, there's a two party to this part of that wanna talk about the common outdoor landscaping as well.

0:38:57.990 --> 0:38:59.720

Lori Zelkind

But let's start with this one here.

0:38:59.730 --> 0:39:4.0

Lori Zelkind

I'm I I I think you're you're ask is totally reasonable.

0:39:4.50 --> 0:39:18.250

Lori Zelkind

I think that the every building we've done in Santa Monica that's affordable, whether it's for Steven or for CCS families trying to put the communal spaces on the ground floor and those much transparency as possible try to energize the street.



0:39:18.830 --> 0:39:34.770

Lori Zelkind

I think that your what you're trying to do with the ground floor Stoops is it's it's a very good urban and concept, but I guess in Stevens Point is well taken and maybe that's more suited to a market rate housing than it is to affordable.

0:39:35.10 --> 0:39:54.580

Lori Zelkind

It's done and the type, so having the options that you're providing, I think that's really, you know, gives the architect a choice of how to put this together because they the whole goal is to energize the street, which I think is a very reasonable request in terms of the common outdoor landscaping, the 25%.

0:39:54.930 --> 0:40:6.410

Lori Zelkind

The only thing I'd like you to clarify is that 25% of you know, we like to do multiple decks for our projects and some of them are, you know smaller and some of them are larger.

0:40:6.840 --> 0:40:24.190

Lori Zelkind

As long as the 25% is a total number based on the entire space, not limited to each deck having to have 25% of that, because now I think can be very, you know, onerous on a small deck that you may create and and you don't need to have it, you don't have much landscaping.

0:40:24.200 --> 0:40:34.540

Lori Zelkind

So if we could just have the flexibility of saying that 25% of the entire common open space should be landscaped, I think that's a fair fairly request that that way.

0:40:37.840 --> 0:40:41.440

Stephanie Reich

Or or we could have a lower limit on that requirement.

0:40:43.460 --> 0:40:49.930

Stephanie Reich

Cause cause having it having it aggregated may not get to the intent.

0:41:6.360 --> 0:41:6.630

Lori Zelkind

Can.

0:41:10.490 --> 0:41:10.630

Lori Zelkind

Yeah.

0:40:50.480 --> 0:41:11.640

Stephanie Reich

So Don, if if we were to say have a lower limit on that requirement, what my what would you be



thinking like a the like a 200 square foot space or 500 square foot space that seems actually quite large to not have any landscaping.

0:41:12.290 --> 0:41:13.450

Lori Zelkind

No, no, I agree with you.

0:41:14.860 --> 0:41:26.640

Lori Zelkind

I I guess is there a way of keeping it as something that would be able to be just the the architecture present to planning or obviously or to you the concept?

0:41:26.650 --> 0:41:28.670

Lori Zelkind

Or is that just to limit this?

0:41:27.930 --> 0:41:29.140

Stephanie Reich

No, no.

0:41:31.10 --> 0:41:31.170

Lori Zelkind

Yeah.

0:41:29.190 --> 0:41:40.300

Stephanie Reich

I mean, we had we had discussed that as that as an you know maybe possible, but it's not possible for objective design standards.

0:41:40.640 --> 0:41:40.810

Lori Zelkind

So.

0:41:40.310 --> 0:41:46.120

Stephanie Reich

It just needs to be part of the code and not not something that's negotiable unfortunately.

0:41:56.410 --> 0:41:56.520

Stephanie Reich

Yeah.

0:41:46.820 --> 0:41:57.190

Lori Zelkind

Make my struggle is when we put the checklists of percentages together and there's always a situational come up in which that doesn't work, you know, and they were kind of trying to force something.

0:41:58.40 --> 0:41:58.530

Stephanie Reich

Yeah.



0:41:57.200 --> 0:41:59.280

Lori Zelkind

So ohh I.

0:42:2.510 --> 0:42:2.730

Lori Zelkind

Yep.

0:41:58.540 --> 0:42:10.440

Stephanie Reich

Maybe we could just have a sliding scale of percentages in a way like with, you know, as as a as the the space gets smaller, we ask for a lower percentage.

0:42:11.120 --> 0:42:17.450

Lori Zelkind

That don't make sense because obviously like you said it a 500 square foot deck with the landscaping is pretty barren.

0:42:17.960 --> 0:42:28.250

Lori Zelkind

But if you get to like 100 square foot space which is still or 120 hundred 30 to have to have order of that landscape to would then really eliminate its liability too.

0:42:28.260 --> 0:42:29.390

Lori Zelkind

So yeah, I think makes sense.

0:42:29.400 --> 0:42:31.0

Lori Zelkind

If you could just put a sliding scale then.

0:42:35.770 --> 0:42:41.820

Jing Yeo

Yeah, that's you're highlighting a challenge of this is that we can't have any discretion whatsoever in this.

0:42:42.470 --> 0:42:54.120

Jing Yeo

It has to just be whatever is the standard is the standard, and so the way we've tried to do this is to provide options choices of like this list of two of ten options on this list.

0:42:54.130 --> 0:42:59.480

Jing Yeo

It's not perfect whatsoever, but it's the rules we live by for the state.

0:42:59.490 --> 0:43:1.370

Jing Yeo

So yeah.



0:43:0.420 --> 0:43:3.70

Lori Zelkind

Looking so a sliding scale would be would be logical.

0:43:3.790 --> 0:43:4.10

Jing Yeo

OK.

0:43:5.560 --> 0:43:6.170

Stephanie Reich

Yeah, that's helpful.

0:43:7.760 --> 0:43:9.10

Jing Yeo

I see Maria's hand. Yeah.

0:43:7.670 --> 0:43:9.480

Stephanie Reich

I think Mario has this, yeah.

0:43:11.260 --> 0:43:11.880

Jing Yeo

Go ahead, Mario.

0:43:11.500 --> 0:43:13.650

Mario Fonda-Bonardi (Guest)

Yeah, I have a couple of questions.

0:43:14.0 --> 0:43:18.830

Mario Fonda-Bonardi (Guest)

In the shade trees, does that mean those have to be Evergreen trees?

0:43:18.840 --> 0:43:19.30

Mario Fonda-Bonardi (Guest)

What?

0:43:19.40 --> 0:43:20.750

Mario Fonda-Bonardi (Guest)

What the shade trees mean in this context?

0:43:22.450 --> 0:43:25.680

Stephanie Reich

No, they wouldn't be Evergreen necessarily.

0:43:25.750 --> 0:43:26.890

Stephanie Reich

That wouldn't be a requirement.



0:43:26.510 --> 0:43:32.320

Mario Fonda-Bonardi (Guest)

So when you say 50% should be shade trees, what are the other trees doing or what?

0:43:32.710 --> 0:43:33.170

Mario Fonda-Bonardi (Guest)

What?

0:43:33.180 --> 0:43:34.820

Mario Fonda-Bonardi (Guest)

What's the where's the difference?

0:43:34.830 --> 0:43:35.580

Mario Fonda-Bonardi (Guest)

It makes a difference.

0:43:37.610 --> 0:43:38.360

Stephanie Reich

Uh, I'm.

0:43:38.410 --> 0:43:41.650

Stephanie Reich

I'm not sure I can you rephrase the question.

0:43:42.80 --> 0:43:44.310

Jing Yeo

I think it's question is what is a shade tree?

0:43:47.970 --> 0:43:48.80

Steve Mizokami

Yeah.

0:43:44.580 --> 0:43:48.160

Jing Yeo

Is that accurate? Yeah.

0:43:47.130 --> 0:43:48.380

Mario Fonda-Bonardi (Guest)

Yeah, I'm asking.

0:43:48.640 --> 0:43:52.860

Mario Fonda-Bonardi (Guest)

It's it's unclear in the standards when it says that 50%.

0:43:52.870 --> 0:43:55.240

Mario Fonda-Bonardi (Guest)

Shall we shade trees and I?



0:43:54.860 --> 0:43:55.250

Stephanie Reich

OK.

0:43:55.260 --> 0:43:59.590

Stephanie Reich

Well, we'll make sure we define shade, shade, trees.

0:43:59.640 --> 0:44:6.390

Stephanie Reich

You know, sometimes you know, umm, you know, we don't consider palms shade trees.

0:44:6.480 --> 0:44:22.740

Stephanie Reich

So so we wouldn't want to outlaw the use of a palm tree, but we the the one of the goals of the trees is to provide, provide shade and no they wouldn't have to be Evergreen.

0:44:23.290 --> 0:44:29.250

Jing Yeo

Mario can, can I ask you, do you have a thought or a suggestion for how to define a shade tree?

0:44:30.480 --> 0:44:34.190

Mario Fonda-Bonardi (Guest)

Well, I mean you you could get down to the nitty gritty.

0:44:34.200 --> 0:44:41.350

Mario Fonda-Bonardi (Guest)

You could say that it has to, you know, basically have a canopy that is 50% opaque.

0:44:41.360 --> 0:44:46.890

Mario Fonda-Bonardi (Guest)

But I I don't know how how you would eventually get there and not exclude some other trees.

0:44:47.150 --> 0:44:56.510

Mario Fonda-Bonardi (Guest)

I think if you say that our trees are all, all trees are included, deciduous and evergreens except palm trees, that would be the only elimination.

0:44:56.560 --> 0:45:1.670

Mario Fonda-Bonardi (Guest)

There would be only type of tree that in our definition narcos definition.

0:45:2.480 --> 0:45:4.430

Mario Fonda-Bonardi (Guest)

Would not be shaded providing cause.

0:45:4.440 --> 0:45:8.350

Mario Fonda-Bonardi (Guest)

I think most people would say, well, trees provide shade, at least part of the year.



0:45:8.760 --> 0:45:10.570

Mario Fonda-Bonardi (Guest)

So, so, you know, I'm saying it's.

0:45:12.930 --> 0:45:14.380

Stephanie Reich

But that's helpful.

0:45:13.20 --> 0:45:15.60

Jing Yeo

But to find what isn't OK yeah.

0:45:14.470 --> 0:45:15.820

Stephanie Reich

Well, we'll talk to our.

0:45:16.10 --> 0:45:27.680

Stephanie Reich

Yeah, we'll talk to our landscape architects and see if that would that the palm trees would encompass, uh or certain species of palm trees would encompass that.

0:45:28.80 --> 0:45:28.410

Mario Fonda-Bonardi (Guest)

Right.

0:45:28.260 --> 0:45:29.570

Jing Yeo

It's almost like an exception.

0:45:28.960 --> 0:45:29.590

Mario Fonda-Bonardi (Guest)

And then.

0:45:29.580 --> 0:45:31.40

Jing Yeo

Say what's not allowed, right?

0:45:32.490 --> 0:45:33.260

Steve Mizokami

The backgrounds, right?

0:45:32.470 --> 0:45:49.40

Mario Fonda-Bonardi (Guest)

And then I would like to encourage you to keep going down the road that you are going, which is to have rather low thresholds to avoid creating the kind of contradictions that we're referred to earlier that you know at 500 square feet it's this.



0:45:49.50 --> 0:45:51.500

Mario Fonda-Bonardi (Guest)

But at, you know, 200 square feet, it might be.

0:45:51.570 --> 0:46:2.890

Mario Fonda-Bonardi (Guest)

So the idea of lowering thresholds, getting the same intent, but having the the threshold low enough that no one's backed into a corner in their in their designs, basically.

0:46:5.60 --> 0:46:12.70

Mario Fonda-Bonardi (Guest)

And by the way, I feel quite understand the idea of trading off of vines, vertical vines for open space.

0:46:12.80 --> 0:46:17.580

Mario Fonda-Bonardi (Guest)

I I don't think that's a productive direction that would kind of gut the open space idea.

0:46:19.710 --> 0:46:20.600

Stephanie Reich

Well, that thanks.

0:46:20.610 --> 0:46:21.500

Stephanie Reich

That's helpful.

0:46:21.550 --> 0:46:32.350

Stephanie Reich

Umm, it was a question that we received that we received during our public virtual session and I think we agree with you.

0:46:34.160 --> 0:46:34.330

Jing Yeo

Yeah.

0:46:34.340 --> 0:46:41.810

Jing Yeo

And I believe that a RB and the Planning Commission also commented, and they're like, that's not my landscaping.

0:46:42.320 --> 0:46:42.540

Steve Mizokami

Right.

0:46:41.980 --> 0:46:44.730

Jing Yeo

So that's feedback we've heard so far.



0:46:44.740 --> 0:46:46.420

Jing Yeo

So we wanted to float it to this group too.

0:46:49.220 --> 0:46:52.270

Jing Yeo

And looks like Barbara Barbara Kaplan has joined us as well.

0:46:56.490 --> 0:47:0.590

Jing Yeo

Anyone else have a raise hand or just feel free to unmute yourself?

0:47:4.130 --> 0:47:7.770

Stephanie Reich

Mario, with those all your questions cause your hand is still raised.

0:47:13.550 --> 0:47:14.470

Stephanie Reich

Great. Thanks.

0:47:23.270 --> 0:47:25.870

Stephanie Reich

Anyone else have questions or comments for us?

0:47:31.180 --> 0:47:33.90

Stephanie Reich

Wow, that's unusual.

0:47:36.100 --> 0:47:36.280

Jing Yeo

Cool.

0:47:40.770 --> 0:47:40.990

Jing Yeo

Yeah.

0:47:41.0 --> 0:47:44.350

Jing Yeo

We talked about ground floor, we talked about open space.

0:47:45.620 --> 0:47:49.710

Jing Yeo

Seems like I'll just point out like facades, that was the.

0:47:51.610 --> 0:47:52.600

Jing Yeo

Transparency.



0:47:54.510 --> 0:47:56.510

Jing Yeo

Which decks, fences and walls?

0:47:56.550 --> 0:48:4.210

Jing Yeo

Materials for transparency the drugs and memories here and then there was a parking screening of structured parking and design of parking entrances.

0:48:5.660 --> 0:48:13.60

Jing Yeo

Just want to make sure that everybody had a chance to just look at those and there's any questions or comments on those.

0:48:26.990 --> 0:48:30.680

Jing Yeo

And if not, we will not force you to stay on here.

0:48:30.750 --> 0:48:33.490

Jing Yeo

So you can get some of your day back, yeah.

0:48:32.90 --> 0:48:36.660

Stephanie Reich

Although, you know, sharing sharing Thanksgiving recipes is always fun.

0:48:36.670 --> 0:48:41.590

Stephanie Reich

I mean, not that was probably not how you plan to spend your Monday morning.

0:48:54.100 --> 0:48:54.370

Jing Yeo

Great.

0:48:56.820 --> 0:49:4.260

Jing Yeo

Well, if you don't have, if no one has any further comments now, I think that we can probably wrap this up.

0:49:5.30 --> 0:49:11.150

Jing Yeo

Certainly, if you know you're looking at these, as Steve said, we're taking this to City Council on December 19th.

0:49:12.470 --> 0:49:16.900

Jing Yeo

So there is some time to obviously send written comments to the Council.



0:49:17.220 --> 0:49:30.880

Jing Yeo

It would be really helpful to us if you are supportive, we would appreciate your written comments to the Council just to indicate your support for the standards or if you have comments on them, please feel free to reach out to Steve, Stephanie or myself.

0:49:31.160 --> 0:49:32.790

Jing Yeo

Umm, the again.

0:49:32.800 --> 0:49:34.470

Jing Yeo

You know, we want these to be useful.

0:49:34.480 --> 0:49:50.510

Jing Yeo

We do not want these to be a barrier to housing production, so if you think of something between now and then, feel free to reach out and let us know we're more than happy to receive that comment and to adjust these standards to make it useful.

0:49:51.500 --> 0:49:57.40

Jing Yeo

Uh, you know, for for housing production particularly well in this case, the affordable housing production.

0:50:0.550 --> 0:50:1.200

Jing Yeo

All right.

0:50:3.950 --> 0:50:4.210

Stephanie Reich

Right.

0:50:1.650 --> 0:50:5.110

Jing Yeo

Well, looks like there's no further questions or comments.

0:50:6.20 --> 0:50:6.420

Stephanie Reich

Yeah.

0:50:6.430 --> 0:50:7.860

Stephanie Reich

Thanks so much for joining.

0:50:6.490 --> 0:50:8.150

Jing Yeo

Thank you all. Yeah.



0:50:7.940 --> 0:50:10.0

Stephanie Reich

This is really this is really been helpful to us.

0:50:11.670 --> 0:50:12.210

Lori Zelkind

Thank you.

0:50:12.260 --> 0:50:12.870

Steven Spielberg

Right. Thank.

0:50:12.730 --> 0:50:13.230

Jing Yeo

All right.

0:50:12.270 --> 0:50:13.860

Lori Zelkind

Thank you, but.

0:50:13.680 --> 0:50:14.150

Stephanie Reich

Thanks.

0:50:13.710 --> 0:50:14.200

Jing Yeo

Thanks.

0:50:13.950 --> 0:50:14.590

Steve Mizokami

Thank you everyone.

0:50:14.390 --> 0:50:14.600

Jing Yeo

Bye, bye.

0:50:14.360 --> 0:50:14.620

Stephanie Reich

OK.

0:50:15.540 --> 0:50:16.30

Stephanie Reich

OK, bye.