

From: Michael Nash [REDACTED]
Sent: Tuesday, October 24, 2023 1:16 PM
To: Planning Commission <PlanningCommission@cityofsanmateo.org>
Cc: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Patrice Olds <polds@cityofsanmateo.org>; Alex Khojikian <akhojikian@cityofsanmateo.org>
Subject: Comments on Objective Design Standards

Dear Planning Commissioners and City Councilmember:

I have been copied on several letters to you about the Objective Design Standards that are consistent with my thoughts, so I will only add what I did not see in other's documents. To be clear, Ms. Laurie Hietter's letter is consistent with my point of view.

In addition, I would ask:

1. Please clarify whether a duplex is considered a multi-family unit or not as it applies to these ODS.
2. Please add information on what design standards, if any, are included with the discretionary design process.
3. Bikes & scooters do not belong on sidewalks and paseos. Can we devise standards that require impediments to these types of vehicles, while allowing pedestrians, strollers & wheelchairs to move easily?
4. The three-foot screening walls should not be suitable for sitting. That encourages loitering. Standards should require appropriate designs for these walls.
5. The City Traffic engineer should consult with the developer on curb cuts when on two primary streets. It should not be solely up to the developer.
6. Please add explicitly, that projects in Historic Districts will conform to the "Historic Preservation" Ordinance which should supersede these ODS.
7. These ODS do not address how each building should contribute to the district that hosts the project. Can additional standards be developed to address this shortcoming? The ODS should contribute to the overall appeal of an areas not only that of a single building.

Regards,

Michael Nash
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