



# Historic Resources Board

## Staff Report (ID # 8331)

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**Report Type:** Action Items **Meeting Date:** 12/14/2017

**Summary Title:** Eichler Guidelines

**Title:** PUBLIC HEARING: HRB Discussion and Comments on Eichler Design Guidelines

**From:** Hillary Gitelman

### Recommendation

Staff recommends that the Historic Resources Board (HRB) take the following action(s):

1. Provide comments on the Palo Alto Eichler Neighborhood Design Guidelines (Guidelines), including Process Improvement Suggestions (Guidelines Chapter 8); and
2. Either:
  - A. Recommend Council approval of the guidelines, or
  - B. Continue the discussion to January 25, 2018 to allow:
    - (1) the public comment period to close (January 12, 2018), and
    - (2) action after the mid-January workshop at Mitchell Park Community Center.

### Background

This report transmits information regarding the upcoming events related to the draft Guidelines that were published November 9, 2017. The City's dedicated webpage ([http://www.cityofpaloalto.org/gov/depts/pln/special\\_projects/eichler\\_neighborhood\\_design\\_guidelines.asp](http://www.cityofpaloalto.org/gov/depts/pln/special_projects/eichler_neighborhood_design_guidelines.asp)) is updated to reflect the current schedule for public comment, community workshop, Board and Commission hearings and Council review.

#### *HRB Review*

On October 12<sup>th</sup> staff presented background information to the HRB. On November 9<sup>th</sup>, staff provided the HRB members with a presentation and hard copy Guidelines and emailed process participants a link to the Eichler Guidelines. Staff is now seeking HRB comments on the Guidelines. In January, staff will present an overview of potential code changes that Council will have a chance to choose from to direct staff to bring forward for community input and adoption in 2018.

Acknowledging the HRB's November 9, 2017 suggestion that staff to return to the HRB for final comments after the community workshop, staff anticipates the HRB may wish to defer its formal recommendation on these Guidelines until January 25, 2018, which would be after conclusion of the public comment period and community workshop in January 2018. The meeting minutes from the November 9<sup>th</sup> HRB meeting are attached (Attachment B). The HRB suggestion for page numbering was a good one, and the next distribution of the Guidelines will reflect such numbering.

### Eichler Guidelines Project Update

The Guidelines are viewable via the City's Eichler project webpage at the link provided above.

### *Community Workshop #3*

The Eichler Guidelines team (staff of the Planning and Community Environment Department and City's consultant Page & Turnbull) had conducted two Spring 2017 workshops plus the Summer 2017 Eichler Memories Event, briefly described in the October 12, 2017 HRB report. The third community workshop, initially targeted for November 28, 2017, has been moved to the week of January 15<sup>th</sup> at the Mitchell Park Community Center. The postponement of the November workshop date led to a rescheduling of the public hearings. Staff reserved two January dates in case the State of the City event takes one of the two dates. The exact workshop date may not be finalized until after the first Council meeting of 2018.

## **Next Steps**

### *Planning and Transportation Commission Review*

The Planning and Transportation Commission (PTC) will conduct a study session following the community workshop and the end of the comment period, and after the HRB review and recommendation. The PTC may also provide comments on the Guidelines as a Council-appointed commission, though there is no requirement for the PTC to do so.

### *City Council Action*

Staff is preparing a draft Resolution for City Council to adopt these Guidelines. The Resolution will reflect any relevant policies from the Comprehensive Plan Council adopted on November 13, 2017.

### Single Story Overlay Regulations

In 2018, staff intends to publish a draft modification to Chapter 18.12 of the Palo Alto Municipal Code (PAMC). Staff is preparing language to respond to the Council's direction for improvements to the Single Story Overlay (SSO) rezoning process. Staff intends to take the opportunity to also include references to the existence and intended purpose of two sets of residential guidelines (the Professorville Guidelines and the Eichler Guidelines).

### Range of Regulatory Options

The potential regulatory options under staff consideration at moment follow a tiered regulatory format. The options may be cited in an Implementation Plan Council may consider using to

direct staff to make changes to IR Guidelines and City Zoning regulations. Staff intends to gather public and board comments to inform an implementation plan for potential options, and share the plan with the City Council, along with the Guidelines.

- “Tier 1” regulations could be employed for the two National Register districts and any future tracts self-selected as a National Register District or Eichler Conservation District.
- “Tier 2” regulations for non-National Register tracts with Single Story Overlays (SSOs) may be considered.
- “Tier 3” regulations could be employed for all new replacement homes in Eichler Tracts.

#### Upcoming Schedule

- On January 16 or 18, 2018, staff will hold a community workshop to receive feedback from participants and solicit feedback on potential regulatory options.
- In late January (25<sup>th</sup>) staff intends to share the workshop input with the HRB and, if the HRB has not yet recommended the Guidelines, staff will solicit the recommendation.
- In late January (31<sup>st</sup>) staff will visit the Planning and Transportation Commission in a study session, to request comments on potential code modifications.
- In February, any revisions to the draft Guidelines would be made and staff would refine the potential regulatory options to share with Council for direction.
- In March, staff would bring to Council:
  - the Draft Guidelines, revised to address board and commission input, and
  - a Draft Implementation Plan to seek Council direction regarding potential code and policy options. Should Council direct staff to proceed with zoning code amendments, staff would hold public hearings.

#### **Alternative Actions**

In addition to the recommended action, the HRB may:

1. Form a subcommittee to assist staff with the potential regulatory options.

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#### **Attachments:**

- Attachment A: October 12, 2017 HRB Report (PDF)
- Attachment B: Excerpt HRB Minutes of November 9 2017 (DOCX)

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<sup>1</sup> Emails may be sent directly to the HRB using the following address: [hrb@cityofpaloalto.org](mailto:hrb@cityofpaloalto.org)



# Historic Resources Board

## Staff Report (ID # 8489)

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**Report Type:** Study Session **Meeting Date:** 10/12/2017

**Summary Title:** Eichler Design Guidelines Update

**Title:** INFORMATIONAL REPORT: Eichler Design Guidelines and Process for Developing Potential Regulatory Options

**From:** Hillary Gitelman

### Recommendation

This is an informational item to update the Historic Resources Board (HRB) regarding the Eichler Design Guidelines project. No action is requested.

### Report Summary

This report provides background information to accompany staff's update regarding the Draft Palo Alto Eichler Neighborhood Design Guidelines (Guidelines). Staff is preparing to publish draft Guidelines in late October, and to hold a community workshop November 28, 2017 in the Downtown Library meeting room for public discussion of the draft Guidelines. In Spring 2018, Council will review the draft Guidelines and consider whether or not to direct staff to amend the City's ordinances, or create new regulatory measures to implement the Guidelines. Potential regulatory options are under development and staff intends to publish a matrix of options prior to the Guidelines workshop. Staff will schedule public hearings, beginning with the HRB, at the end of 2017. Updates to the review schedule may be viewed on the City's Eichler project webpage, at:

[http://www.cityofpaloalto.org/gov/depts/pln/special\\_projects/eichler\\_neighborhood\\_design\\_guidelines .asp](http://www.cityofpaloalto.org/gov/depts/pln/special_projects/eichler_neighborhood_design_guidelines.asp)

### Background

#### Eichler Tracts in Palo Alto and Comprehensive Plan Goal

Eichler Homes used plans designed by well-known architects and built approximately 11,000 homes in the California after World War II. Eichler Homes built over 2,000 homes in Palo Alto from 1951 through 1959. The 31 Eichler tracts in Palo Alto are shown on a map found at this webpage: <http://www.cityofpaloalto.org/civicax/filebank/documents/56865>. Of these, staff is aware of only two tracts that have active Architectural Control Committees (ACC) as referenced

in the Covenants, Codes and Restrictions (CCR) established by Eichler Homes. These tracts (Green Meadow and Charleston Meadows) and other Eichler tracts have CC&Rs restricting homes to one-story construction.

Palo Alto's Comprehensive Plan Goal L-3 promotes "Safe, attractive residential neighborhoods each with its own distinct character..." and includes information about how Eichler neighborhoods were designed so homes may serve as private enclaves. Privacy is one of several critical neighbor concerns in Eichler tracts, when two-story homes or second floor additions are proposed. The Single Family Individual Review (IR) program and guidelines provide some guidance to mitigate privacy reduction, but these guidelines are not specific to Eichler tracts.

#### Limitations of IR Guidelines

The IR discretionary process and Guidelines are applicable to new two-story, single family-homes and second floor additions to existing one-story homes. The IR process does not apply to tall one-story homes. The IR Guidelines do not prescribe how to best achieve compatibility with an Eichler neighborhood scale and pattern. The IR Guidelines do not sufficiently address compatibility of new two story homes in Eichler tracts in three fundamental areas:

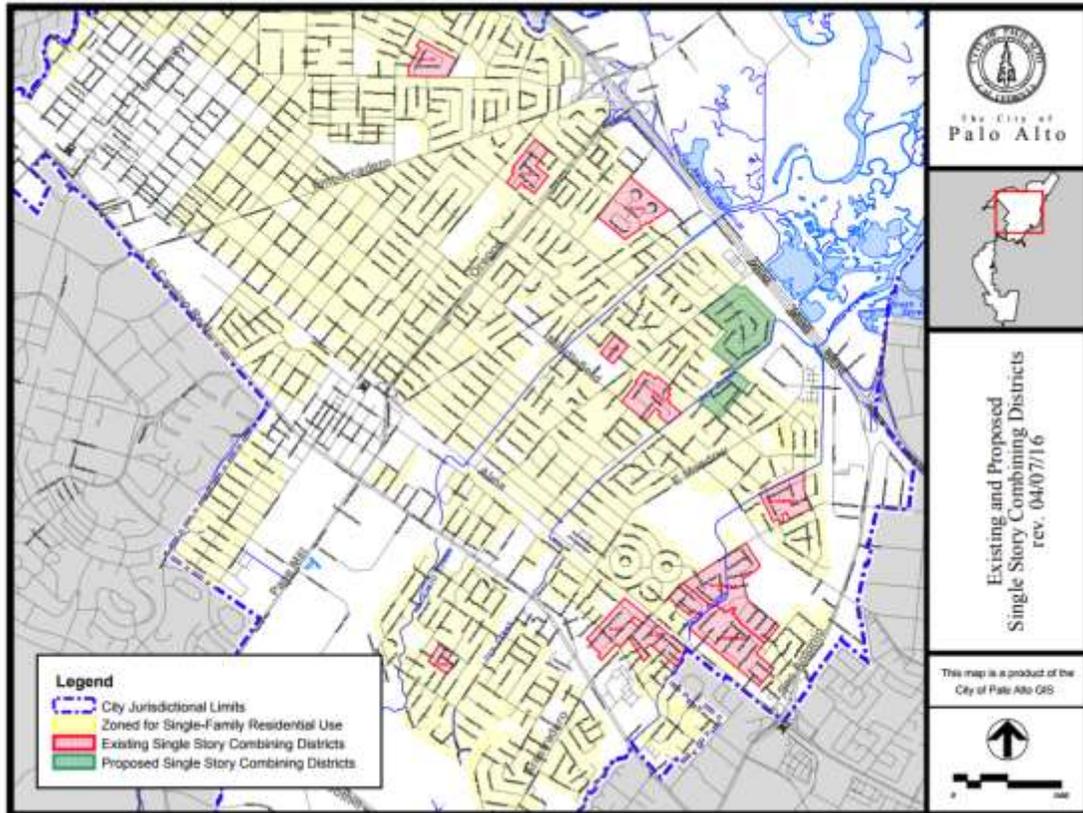
- They do not prescribe a maximum second floor area in terms such as a limitation on the number of rooms or a percentage of the first floor area,
- They do not limit the height of a one story or second floor volume within an Eichler neighborhood and
- They do not mandate use of a mid-century modern style.

Such limitations cannot be mandated via voluntary guidelines, but could be imposed via amendments to the R-1 Zone development standards.

#### Single Story Overlay Rezoning

Many Eichler-built tracts in Palo Alto are zoned 'Single-Story Overlay', or 'SSO', and the Individual Review Guidelines and program do not apply to these tracts. Two of these SSOs are also National Register districts (Greenmeadow and Green Gables), and are afforded an 'honorary' historic status. The City's historic preservation ordinance is not applicable, since these districts are not designated local historic districts. A City webpage provides links and basic information about establishing SSOs, staff's role in the SSO rezoning process, and non-complying two-story homes:

[http://www.cityofpaloalto.org/gov/depts/pln/new\\_projects/single\\_story\\_overlay.asp](http://www.cityofpaloalto.org/gov/depts/pln/new_projects/single_story_overlay.asp). A map of existing SSOs (shown in pink) and two 'failed' SSOs (shown in green as proposed) is below. The consultants have noted that three SSOs have larger boundaries than Eichler tract boundaries.



Within SSO tracts, only one habitable floor is allowed, and SSO regulations prevent:

- new one-story homes or home additions over 17 feet in height (except in flood zones),
- new two-story homes, and
- the addition of a new second story to one story homes within those tracts.

However, SSO zoning:

- Does *not* ensure the retention of Eichler-designed homes,
- Allows homes to reach a height of up to 17 feet to the roof peak in non-flood zone areas, and a height of up to 20 feet in flood zones.
- Does not include any evaluation by City staff of architectural or neighborhood compatibility, or of potential privacy impacts of new construction.

#### Council Direction and Actions Regarding the Eichler Guidelines and SSOs

During consideration in 2016 of SSO rezoning applications, Council directed staff to return with a preliminary evaluation of Eichler zoning or guidelines, and potential code changes for processing and evaluating SSOs. In May 2016, staff submitted a memorandum to Council that discussed the estimated effort to produce Eichler guidelines (see Attachment B of PTC report at <http://www.cityofpaloalto.org/civicax/filebank/documents/53365>). Council then provided direction to staff regarding the work program, and approve the use of a contingency fund to

prepare Guidelines. City Council authorized the funding in November 2016 (summary report is viewable here: <http://www.cityofpaloalto.org/civicax/filebank/documents/54568>).

Council also asked staff to “return to Council with a strengthening of the Individual Review (IR) Guidelines to incorporate Eichler design and privacy compatibility where appropriate, and depending on the context of the lot, make allowance for second stories, adjustments to setbacks and possibly other accommodations”. Council anticipated staff would conduct community outreach and consult with Council before proposing zone regulations changes (to Chapter 18.12 of the Palo Alto Municipal Code (PAMC)).

#### Limitation of Eichler Guidelines

Like the IR Guidelines, the Eichler Guidelines will not include prescriptive regulations to achieve better compatibility for new one and two story homes. The Eichler Guidelines could be used in conjunction with the IR Guidelines for new two-story homes and second floor additions. The Eichler Guidelines would help by reinforcing the importance of compatibility with neighborhood scale and pattern; however, the Eichler Guidelines cannot legislate, or prescribe in an enforceable way, architectural styles that fit with existing homes within an Eichler tract. Only implementation of Eichler conservation districts or overlays, or modifications to R-1 Zone Development Standards for Eichler tracts, could ensure compatible one- and two-story home designs in Eichler tracts.

#### Accessory Dwelling Units (ADUs)

Council recently approved an Accessory Dwelling Unit (ADU) ordinance, viewable here: <http://www.cityofpaloalto.org/civicax/filebank/documents/57420>. Along with ordinance adoption, Council directed staff to “return with potential Eichler Design Guidelines relating to ADUs, including lower height limits.” The Guidelines are to provide an introduction and reference to the City’s ordinance pertaining to ADUs. The Guidelines could also propose best practices for ADUs on Eichler home properties, but again, without implementing ordinances, Guidelines provide guidance only.

#### Workshops and Events

Staff and the consultant, Page and Turnbull, conducted two community workshops in the Spring of 2017. These events were well attended. Following the second workshop, an online survey was conducted, with a high level of participation. The consultant reviewed the responses as part of the preparation of the draft Guidelines. There were 78 pages of comments from Community Meeting #1 and the online survey. The themes that came out of the early public feedback are synthesized in one of the early chapters of the document. Staff and the consultant also conducted a community event on August 15, 2017, prior to preparation of the draft Guidelines.

## **Discussion**

### Guidelines Workshop in November

Staff is tentatively targeting November 28, 2017 for the third community workshop to present the Guidelines and receive feedback from the participants. The format will be similar to the first workshop, with a consultant and staff presentation, and opportunities for participants to provide feedback on the draft Guidelines and learn about staff's efforts to provide Council with options for potential regulatory measures.

#### Potential Regulatory Options and/or Implementation Plan

Staff has begun working on a 'menu' of potential regulatory options for the Council and community to consider. This menu would be shared with the HRB, Architectural Review Board, and Planning and Transportation Commission, along with the draft Guidelines. Staff would gather public and board comments to inform an implementation plan for potential regulations, and share the plan with the City Council, along with the Guidelines. This would allow Council to provide further direction on whether and/or when to amend or create regulatory policies and/or ordinances to implement the Guidelines beyond voluntary use.

#### Historic Planner Consultation for National Register Eichler District Homes

The HRB currently does not review modifications to homes in the two National Register District Eichler tracts. Under the City's preservation ordinance, Palo Alto Municipal Code (PAMC) Chapter 16.49, the HRB's purview is exterior alterations of downtown area historic structures or sites or to significant buildings (Inventory categories 1 and 2) elsewhere in the city, and new construction on a parcel having a historic structure or within a historic district, such as Professorville. However, the City's historic preservation planner may be consulted for single-story modifications to the single story-restricted homes in the two Eichler National Register Historic Districts (Green Gables and Greenmeadow) although such review is not required by PAMC Chapter 16.49. The historic preservation planner also reviews ADU proposals, both conversions and new construction, regarding compliance with the Secretary of the Interior's Standards for contributing properties within the Eichler National Register Historic Districts.

### **Public Notification, Outreach & Comments**

#### Workshops and Community Events

Staff and the consultant, Page and Turnbull, conducted two workshops in Spring 2017. The first workshop was a citywide workshop at Mitchell Park. The power point presentation is viewable here: <http://www.cityofpaloalto.org/civicax/filebank/documents/57001>. The event was attended by at least one HRB member. The workshop was quickly followed by a workshop for the two National Register Eichler Districts (Greenmeadow and Green Gables), and an on-line community survey to receive feedback about Eichlers. The feedback will be summarized for the public and future staff reports on this topic. The Eichler Memory Community Event, held on August 15<sup>th</sup> at the Rinconada Library, was attended by two HRB members.

### **Next Steps**

Staff anticipates implementing the following tentative schedule for the balance of this work effort:

- On November 28, 2017, staff plans to hold a community workshop to present the Guidelines to receive feedback from the participants and to solicit feedback on potential regulatory options.
- In early December, staff intends to present the Guidelines to the Historic Resources Board and Planning and Transportation Commission for feedback on the draft Guidelines and regarding potential regulatory options.
- In January, staff would revise the draft Guidelines and refine a matrix of regulatory options after board and commission input, into a potential “implementation plan”.
- In February, staff would bring to Council:
  - the Draft Guidelines, revised to address board and commission input, and
  - a Draft Implementation Plan to seek Council direction regarding potential code and policy options.
- Should Council direct staff to proceed with code or policy amendments, staff would hold public hearings in Spring 2017 on any draft ordinance and/or policy documents.

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HISTORIC RESOURCES BOARD MEETING  
EXCERPT MINUTES: November 9, 2017  
Eichler Guidelines Study Session  
City Hall/City Council Chambers  
250 Hamilton Avenue

Present: Vice Chair Bower, Board Member Margaret Wimmer, Beth Bunnenberg, Brandon Corey, Roger Kohler, Michael Makinen

Absent: Chair Martin Bernstein

### **3. Eichler Design Guidelines Update**

Vice Chair Bower: Alright, if there are no other comments we can move onto the next item which is the Eichler Design Guidelines review.

Ms. French: Thank you. We have today Christina Dikas of Page and Turnbull and she is here to present a PowerPoint on the Eichler Design Guidelines for neighborhoods. We have been at this project for a while. We got approval last December 2016 to hire our consultant to work on these. As of yesterday, we have the guidelines in draft form and we are intending to send through an E-blast today to the stakeholders who have been following this, as well as upload them on our webpage. So, you are the first in the community to see, everyone at this table and in this room, the hard copy of the guidelines. So, I'll let Christina take it away. On the screen – oh wait, let's – ok, drive on this one. Ok, technical difficulties. We have had new two-story homes in Palo Alto that have been subject to the Individual Review Guidelines and Individual Review Program and Process. These have included homes in Eichler neighborhoods that did not have a single-story overlay; new one-story homes, in these neighborhoods and elsewhere, do not have any kind of design review process; they are simply just a building permit. We've had a concern for lack of compatibility in the Eichler neighborhoods, and that has led to some neighborhoods coming forward to elect to place a single-story overlay on their neighborhoods to, at least, keep the homes one-story and compatible in that way. There are guidelines in place to help architects and homeowners to see what – how to sensitively add to an Eichler or a replacement building that would be compatible with the homes in the tract. So, I already noted that the Council approved this contract to go forward with Eichler Design Guidelines. These are not regulatory, these are tools, so as noted we have the single-story overlay applicable to some Eichler neighborhoods and one non-Eichler neighborhood that is looking sort of Eichler-like (I call them Feichler's or Likellers I think is another term). And then we have the – we also have flood zones and this is not a tool; it's more of a – there's – in the code – the zoning code for R-1 neighborhoods - a new home in a flood zone can be taller than other homes because the first finished floor needs to be taller. So, in an Eichler neighborhood – you're already starting much higher than other - homes that are slab-on-grade in the tract. We also have accessory dwelling unit legislation that came through this year and the City adopted local guidelines that are helpful. These Eichler Guidelines also address the Accessory Dwelling Unit Guidelines. Then, as you know, we have two historic districts – National Register Historic Districts - and they are not listed on the City's inventory so they don't come before this Board. They're historic and so we have a chance to look at those to make sure they are compatible with Secretary of Interior's Standards. Some neighborhoods have covenant codes and restrictions and we know of three neighborhoods that have Architectural Control Committees. So, in those neighborhoods, there has been another layer, that is a private matter, that helps with maintenance of one-story homes in those neighborhoods. It's not – those Architectural Control Committees don't have all the tools they need. Obviously, these – the enforcement is very difficult and they do have issues in those neighborhoods as well. The goals of the guidelines... (do you want to do this one?)

Ms. Christina Dikas: Sure, the goals of this document are to develop illustrated guidelines for preserving the distinctive character of the Eichler neighborhoods in Palo Alto, to provide a design tool for homeowners and architects, and to adopt as a reference for Palo Alto review bodies. In addition to this document, we are exploring with the City the possibility of establishing an Eichler overlay or other regulatory updates where specific standards would apply in lieu of or in addition to the existing single-story overlay and individual review guidelines. So, that's something that we're exploring and we'll discuss more in the future. The next slide is our calendar and where we are today. We have this informational hearing and I will be coming back to you on December 14<sup>th</sup> to hear your comments so you have a good month or more to really dive into this document. We certainly recommend or we certainly welcome any comments that you have. Yes, that document.

Vice Chair Bower: Could I stop you right there for a second? I see that the Planning and Transportation Commission is going to get this document on the 13<sup>th</sup> December and then we'll look at it the following day. What's the – what's Planning and Transportation going to do with this if we haven't yet reviewed it and approved it to move forward?

Ms. French: Right, so we are – this will be their first look at it and we are going to describe the fact that we are also looking at potential code changes. Certainly, one of the code changes is necessary - and that is to reference these guidelines. As well as a cleanup item to reference the Professorville Guidelines, which the code does not do right now. So, it's about the zoning code changes that are necessary and potential zoning code changes that we would return to them after Council provides directions on some of these things. It's a conversation, and the guidelines - they can recommend adoption of those guidelines on that night, just as you can the next day. I hear what you are saying, you would rather maybe have the Planning Commission go after the HRB to hear what the HRB's comments are on the guidelines.

Vice Chair Bower: So, that's why I bring this up. It seems to me that the process is backward here. Planning and Transportation has a legitimate role here but they ought to hear from us first because we're the Board that actually has expertise in historic issues. I think that this is what happens with the ARB frequently, they are making their decisions separate from our input.

Ms. French: Sure.

Vice Chair Bower: Sometimes they just ignore our input which I think is inappropriate but – so I just – so...

Ms. French: We could just do a study session to talk with them and/or cancel that one. It's a difficulty of holiday agendas so we – so the next time we could come to them is in late January.

Vice Chair Bower: I think it would be more informative for the Planning and Transportation Commissioners to actually hear from us first. I mean hear what we have to say about it so I would – since I didn't see them on this timeline later, that's why I am interrupting and bringing this up.

Ms. French: They would certainly be later if and when the Council were to direct zoning code changes. Then that would be a more important meeting from their standpoint. This is more of a how to look at these and...

Vice Chair Bower: So, that's fine. Now I understand that this is more like a study session for them and then the following day we will actually review these for substance and recommendation. Ok, so I apologize for interrupting.

Ms. Dikas: We are targeting a public review period that starts today. The document will be put on the website later today and ending in mid-January so the general public will have a good two months – two? Two months to review.

Board Member Kohler: Where would we find the – how to get to that site? Is that under our...

Ms. French: We will – as Emily showed you earlier, there’s the Eichler Guidelines dedicated website and it will be placed there. Certainly, we will send a link to the HRB and others that are stakeholders in this that have been following all this, and they will get the link that will make it easy for them to click on.

Board Member Kohler: Good because I just have at least one or maybe two people who are interested in that so good. Thank you.

Ms. Dikas: We have a list of contact information from people who have been attending the community meetings that we’ve held throughout the year and others who are interested community members. So, there will be an e-blast with all the information so people can take a look. We’re targeting an April completion, hopefully. Next slide? The next slide I’m going to present to you is just a quick overview so that you can get a sense of what the design guidelines are and then again you have a good amount of time to really read them fully before we come back to you. This is the table of contents and I’ll be going through each of these chapters in subsequent slides. We have an introduction, brief history of Eichler homes and Eichler residential development in Palo Alto. That also includes a section on character-defining features of different styles of Eichler homes. Chapter Three is an overview of community values and concerns and then we get into the guidelines. We have Chapter Four guidelines on maintaining Eichler homes, guidelines for architectural compatibility and neighborhood cohesion. So, this includes new additions to existing Eichler residences and new construction within Eichler neighborhoods. Chapter Six is guidelines on the shared landscape, streetscape and a sense of nature. We kind of weaved through these chapters so some of those values and concerns that we heard from community members earlier this year so that’s where the sense of nature comes in. Then Chapter Seven is special considerations and we have a special section on the two historic districts and then we have a section on accessory dwelling units. I will mention that the only true historic resources are the buildings that are contributors to the two National Register Historic Districts. So that is the only section of this that really uses of the Secretary of the Interior’s Standards and basically says that if you’re a contributor to one of those two historic districts, ideally you would have a higher bar for any alterations that you may make. There’s a certain amount of flexibility that’s provided in the rest of the design guidelines that are not preservation guidelines per say but loosely follow our Secretary of Interior’s Standards. There is just a little bit more flexibility there so I just want to make that clear. The next slide, these are our Eichler tracts and Palo Alto has the most Eichlers, I think of any City of 11,000 Eichler houses that were developed by Eichler Homes. There are over 2,500 in Palo Alto so we have found 31 tracts of Eichler and you can see the two National Register Historic Districts are in green. This information was really derived from efforts that Page and Turnbull put into trying to identify the specific Eichler tracts. There’s a google document that was online and we’re not sure who developed it. It’s kind of an open source map of Eichler tracts but it wasn’t complete so we also went to the County and we were able to get tract maps. Then we went out and we drove every single street in these areas to really define is this an Eichler? Is this a likelier? So, we could identify these boundaries so we hope that this is quite accurate. There are some possibilities that there are tiny pockets of a couple of Eichlers here and there that aren’t represented on this map but this is pretty thorough. This is part of the first chapter, the introduction and we include that map and then we have the section on how to use these design guidelines. There is an overarching concept and if you’re familiar with the Professorville Design Guidelines that we produced last year, similar kind of a format. We have a statement explaining the objective or general approaches and then we have clarifying bullets that follow and when applicable we have some sidebars with links. Chapter Two includes a brief history of Eichler homes and these are just some of the images that we include. If you’re not familiar, Joseph Eichler started Eichler Homes in 1949 and the first Eichler tract that was developed in Palo Alto was University Gardens in 1950. It’s interesting to see how some of the Eichler designs change over time. He had a contractor who worked on this first tract and it’s a little different. It has brick fireplace chimneys that are prominent on the front façade, which you don’t see in later ones. Later on, he had several well-known and highly reputable mid-century modern architects who worked with him. One of them is Anshen and Allen out of San Francisco. They did the Fairmeadow tract and a number of others but this is an example of theirs. Jones and Emmons, A. Quincy Jones, designed Green Meadow in 1954 to 1955 and next slide, Claude Oakland’s work on some of the later Eichler tracts and an example is the Los Arboles Addition number two in 1974, which are really interesting with this center gable roof. Yes, Chapter Two in much more detail. We also discuss a general history about Joseph Eichler’s concept for affordable yet

modern design in the post-war period. So, this is an example of an advertisement that was made at the time. Next slide; and then some of the interesting neighborhood layouts. We talk a little bit about the Green Meadow Community Center. Again, that was Jones and Emmons and then the Community Center landscape was also done by Thomas Church who is a very well-known mid-century landscape architect. Then as I mentioned earlier this chapter not only includes a history of Eichlers but also the defining character features. We've broken them down into different typologies of Eichlers so this is straight out of the document. This is a front gabled Eichler and we have some illustrations that pull out into bullet points of some features that can be identified with additional character-defining features over on the side in bullet points. I lost my page. Flat-roofed Eichlers with these interesting tall and narrow windows on the front and next slide there's a flat with shed roof version and we have a series of photo variety. I love the one at the bottom right with the yellow car in the driveway as well. Then the last one that we have is this flat with gable roof and there are variations of it that you can see in the photos below the main one with a side gable and kind of flat trunk aided roof gable. Those are the ones from Claude Oakland from the 1970s. Then Chapter Three as I mentioned earlier there's an overview of community values and concerns. We have – we hosted two community meetings in the spring, one was a general community meeting where we introduced this project and the other one was specifically for the two National Register Districts to find out if they had any specific concerns or comments that they wanted to provide us. We heard from people but not everybody was able to attend these meetings so we took the questions that we had posted in the meetings and we posted them online in a survey monkey link. We ended up receiving I don't know how many hundreds of comments from the community and we documented all of those. We distilled them down into these six general concepts of comments that we received so in this chapter will be summarized of what we heard from the community. Then we tried to weave those through the guidelines that are in the following chapters. This is kind of an interesting approach and something that we haven't had in other design guidelines that we have produced for Professorville or for other Cities just because we really wanted to use all of this commentary that we received from the community. This page just kind of illustrates the first three topics of a sense of community, a shared landscape, streetscape and sense of nature and valuing privacy. This is a quote from one of the community members, 'Eichler owners and residents are very social with each other. Members of our Eichler neighborhood meet twice a year for block parties, twice a year for solstice parties, monthly for book clubs and daily for informal chat sessions. I've never lived in a place where the neighbors are more tightly connected and welcoming.' So that is a comment that we received and categorized into that sense of community value. Next slide; and then the last three are comments about the modern architectural style, concerns or comments about architectural compatibility with new construction in the neighborhood or other changes and valuing neighborhood cohesion. One comment about the architectural style is this quote here that somebody mentioned a uniquely California modern indigenous style. The fifth community value and concern involved adaptability and I think we also discussed the need for upgrades and sometimes some difficulties that Eichler homes present for upgrades. Then lastly those who do value preservation and there are a lot of different opinions about Eichlers. Some people love them, some people don't care so much for them so we tried to be objective and not chapter but kind of report back what we heard. Alright, these next slides are just a few examples of guidelines that we have in each of the chapters, just so you get a little sense of that. Chapter Four is on maintaining Eichler homes and a couple examples of the guidelines are to maintain/replace windows while representing the design characteristics of Eichler homes. We have the illustrations that show that you should really try to maintain those large plate glass expanses versus inserting windows with lots of divisions. To treat entry doors and garage doors in a manner that maintains the patterns found in Eichler neighborhoods. We have a yes on solid front doors preferably and garage doors that have a cladding that similar to the wall cladding of the rest of the house versus the kind of modern or contemporary garages doors and front doors that you may see. As I mentioned the – with the National Register Historic Districts we have – we use more of the Secretary of Interior's Standards so this is a little bit looser guideline. You know preferable to keep what you see in your neighborhood. Chapter Seven or sorry, Five involve architectural compatibility and neighborhood cohesion. This is where we talk about additions, one-story additions and two-story additions so 5.2.1 discusses placing a new residence or new construction within its lot so that it conforms to the streetscape pattern of the surrounding neighborhood. Then we have bullet points that follow with more detail and 5.2.2, to develop a new house design with an appropriate massing and height that

blends well with the surrounding neighborhood so there's a no on that bottom graphics. Then Chapter Six involves landscape, 6.3.1 is an example to place fences and other boundary features.

Board Member Kohler: Can I ask a quick question just -- on this page you were just going through showing the good and bad and then the 'X'? Is there -- where do you...

Vice Chair Bower: What page are you one?

Board Member Kohler: I'm having a hard time figuring out what page we're on.

Vice Chair Bower: It's over here up on the upper right corner.

Board Member Kohler: I know, it's 84 (inaudible). I'm just curious is there anywhere where you talk about one-story versus two-story? (Inaudible)...

Ms. Dikas: Yes, we have guidelines that are specific to one-story additions and then we have guidelines that are specific to two-story additions. We also have guidelines on new buildings, whether one or two-story.

Board Member Kohler: In this?

Ms. Dikas: In the document, yes. These -- this presentation is really just quick highlights so a couple of examples.

Board Member Kohler: Ok, I just wanted to get -- figure out where we were here. Ok, thank you.

Ms. Dikas: Chapter Six on landscape, just a couple of examples that we've provided are to place fences and other boundary features where they will not obstruct views of an Eichler residence.

Board Member Kohler: Sorry to interrupt again but in this case, it might great on this big green page to have a six because you have to look in here to figure out where you are.

Ms. Dikas: Ok, thank you, I'll keep that in mind.

Board Member Kohler: That's what's confusing, I go (inaudible) -- ok, alright, thank you.

Ms. Dikas: We have some check marks on examples that have front yards that do have fences but they are semi-permeable or are setback close to the house versus all the way at the front of the street where the entire front yard would be a block off and that's not recommended. Chapter Seven, this is that special consideration chapter on the National Register Historic Districts and ADUs. This is an example of an -- one of the ADU Guidelines to design detached ADUs with as low height and roof slope as possible in order to reduce the buildings visibility from surrounding residences. The ADU topic is interesting because they -- because of the State legislation they are allowed even though in Eichler neighborhoods the backyards are very important because that's where the full window walls occur. So, we've tried to provide some guidelines generally to place ADUs that might be built in appropriate places and try to minimize their mass as much as possible. Then our Chapter Eight involves process improvement suggestions. This chapter is a bit of a work in progress. It -- part of it really relates to these regulatory changes that we're still exploring so there's actually a placeholder right now where a matrix may end up being inserted. It discusses some of our recommendations for project review for the National Register Historic Districts, design review training and raising awareness of the neighborhood Architectural Control Committees, and designation of additional National Register Historic Districts you recommend. We found that when we were driving around there were actually a couple of tracts that we noticed that had perhaps even higher integrity than at least one of the National Register Districts. So, there are certainly others out there that could be eligible for similar reasons. Then again, this potential modification to zone code related to Eichler neighborhoods. We have -- we currently have some of the background information about what

we're exploring but not really the meat of those recommendations yet. That concludes my presentation, thank you.

Vice Chair Bower: Great, thank you for running through that for us. I have some comments but does anyone else want to start? Ok.

Board Member Wimmer: I was just going to ask, once we have a chance to review the document, how do we – if we see suggestions and things like that, how are we going to just go—at a future meeting and each individual person make their suggestions? How would you like to receive comments I guess is what my question is?

Ms. French: Thank you. We could do one of two things or both, we do plan to come back to you, as noted, December 14<sup>th</sup> so if you wanted to make notes etc. and – on your copy in red or something and bring those to the meeting on the 14<sup>th</sup>, that would be great. Also, if there's some critical issue that is formatting something that needs – it doesn't need discussion but needs – you need to alert us to something, I would ask that you go ahead and email that to me. We can – I can collect anything that comes forward in the next month and ship that over to Christina.

Ms. Dikas: Yeah, so we're definitely accepting written comments, whether an email to Amy or a marked-up copy that you want to hand over, or verbal comments at the next meeting that we attend.

Vice Chair Bower: I'll lead off then. I think Roger's suggestion about numbering the title pages is a really good one because I had the same problem.

Ms. Dikas: Ok, great.

Vice Chair Bower: On the map that you've created which I am very appreciative of; when I first looked at it, I couldn't understand why the dates of – the building dates of these tracts were so haphazard - and then I realized that you've listed the tract alphabetically. I wonder if you could sort that by – also provide a map sorted by date so we have a sense of the oldest and the youngest. I'm not sure how complicated that would be but it's probably just sorting the list – tract name list.

Ms. Dikas: We do have a table of the tracts where we tried to find the architects but we haven't been able to – I forget – oh, I think it's at the end of Chapter Two; let's see.

Vice Chair Bower: End of Chapter Two?

Ms. Dikas: Where was it?

Vice Chair Bower: Which is what page?

Ms. Dikas: Well, I can't find it now but I'll see if it was organized by year for that one. Oh, I just found it, it's on page 40. Oh, and I just saw a typo. This also looks to be ordered by – in alphabetical order so that's a great comment, thank you.

Vice Chair Bower: What's really helpful is to see – as I was looking at the map, I was most interested in what – where the first tracts or the first clusters, I think is a better term, where built.

Ms. Vance: That can – if I could just kind of follow up on that? I think that's a great idea to show it chronologically and what you could do, I've done this in the past, is you do like a gradient shading so you can see going light to dark. That kind of provides this geographic context as well, and to see where they are coming from - but I like that idea a lot.

Ms. Dikas: So, it would be an additional...

Ms. Vance: Yeah, I was kind of envisioning it as another map. The same one but just doing a color scheme to show the order in which the neighborhoods were built.

Vice Chair Bower: In the Professorville Guidelines they do – your firm did shade the buildings by era.

Ms. Dikas: Eras, yeah.

Vice Chair Bower: Not quick by date of when they were built but I think they clustered – they identified them as – by design. Anyway, I think it would – I’m not trying to push another page in here but I think that’s important. I’m wondering about the setback; did you look at average setbacks on these Eichler houses? It looks – I mean my intuition is that they are about 25-feet from the property line.

Ms. Dikas: I believe we did.

Vice Chair Bower: It seems to me that one of the most important parts of the Eichler neighborhoods is the streetscape. You can’t really get into a person’s house unless you’re invited but everybody can see the architecture from the street and it’s really startling how many different design patterns there are and you’ve done a really excellent job of bringing that out. I’m wondering if there shouldn’t be effectively a façade easement suggestion or even an ordinance that will preserve what the public sees. What you do in your backyard I’m less concerned about, although I am concerned about the impact on the neighbors but it’s really the streetscape that we’re trying to preserve. That’s the part of the public history that we can see. Last comment – two comments, one is it seems to me in reviewing this and also as part of the Professorville Guidelines review, that single-story review is critically important in these neighborhoods where there is a historic designation because if you lose – if single-story buildings are not included in discretionary review, somebody can go in there and build any style of architecture. This begins to bleed off the critical mass that makes Historic District important. At the past, Palo Alto Stanford Heritage Board Meeting last night, one of the Board Members had mentioned that one of the Eichler districts is worried about losing their Historic District status because they’ve had so many infill projects. So, I’m not sure how to move this forward in terms of the ordinance but it seems to me that that’s something that the Council ought to consider. I’m not sure how it would fit into this process but it could be a recommendation from Staff or it could be a recommendation from our Board. Last item, again, I don’t mean to be picking apart your timeline – your public hearing timeline but I’m wondering about the advisability of having the Historic Resources Board evaluate and move this forward in the legislative process before the end of the public comment period. So, there will be a month – pretty much a month from today that we’ll be looking at it but the public comment period goes on a month beyond that. I worry about the impression that we’re racing to judgment before the public comment period ends. I would have felt somewhat more comfortable having our meeting after the public comment period ended. Now I understand all of the complexity about that but I’m just saying that I’m a little bit uncomfortable about that.

Ms. French: I’ll just say originally, we had the meeting set up for November 28<sup>th</sup> and I think I announced that but there was a conflicting Rail meeting that came up and so we had to cancel it, change our plans and put it off into February now.

Vice Chair Bower: I understand. There’s nothing else going on in the City but historic preservation review but nonetheless, I just – it’s a perception issue more. It’s not that we couldn’t – we could come back as a Board and incorporate any comments that come after our meeting but I just think that’s problematic. Anyone else has a comment about this? Michael.

Board Member Makinen: Just one comment, I was glad to see that on page 31 that you do recognize the fact that Eichlers are basically an extension of Frank Lloyd Wright Usonian houses. Wright – the Eichler was really designed as a low-cost version of the Usonia house for the working man. It would be nice to have a little example of a Usonian house and how the Eichler derived from the Usonian house; just a little picture there of how they relate to one another. Wright was greatly influenced by Frank Lloyd Wright - and that’s the genius for all these Eichlers, was Frank Lloyd Wright.

Board Member Corey: One question, all – I think it looks good overall. I’m going to go through and mark up some comments at a later date. One question I had kind of and I don’t know if it’s a particular issue as far as from the front façade but my observation from Eichlers before and being in them with friends is they have very prominent chimneys on the inside. I noticed on page 71 about the chimneys, there’s a discussion about seek strategies to structurally stabilize the chimney. My understanding is there are ordinances now with the City where you effectively can’t touch brick and mortar chimneys to stabilize rather than replace because there are concerns about wood burning. It would be good to get clarification at some point on what that is. So, you can’t get a permit to stabilize because they encourage people to tear down and rebuild it; it’s for air quality.

Vice Chair Bower: And earthquake safety.

Board Member Corey: Sorry? Yeah, no, sorry. It’s the replace rather than repair because of the wood burning and because of earthquakes safety, there’s a lot of concerns around doing that so I just wanted to kind of throw that in. Again, I don’t think there’re a lot of fronts, but I notice this is – because they are very prominent on the inside, these huge like ceiling to wall fireplaces. I don’t know if you can come back with any info on that.

Vice Chair Bower: There is no repair of an existing masonry fireplace.

Board Member Corey: You literally have to tear it down.

Vice Chair Bower: Because it doesn’t have enough steel in it, it’s not built to current standards. They probably need points if you can get into the flue and seal that again, that would be useful but most likely – I mean the City Building Department had no interest in trying to patch together an old fireplace.

Ms. French: I guess the comment on that, that I would have, is the good news - that there is only one Eichler tract that has chimneys facing the streets. So, from the public standpoint, that won’t be as much of a problem as far as the look of it but yeah, we should get a handle on that. Thank you.

Vice Chair Bower: Beth.

Board Member Bunnenberg: Is there any mention in here of the problems with the heating coils that were put into the cement?

Ms. Dikas: Yes, we do have a guideline or two that have to do with the slab heating.

Vice Chair Bower: There’s a terrible example of adding heating and cooling to the top of an Eichler building near the Eichler Edgewood Plaza. It’s astoundingly bad, it’s probably about 2 ½-feet above the roof plane, it totally ruins the Eichler design lines, and it’s just lazy in my opinion. It could have been made much smaller and flatter but I don’t know, it’s something you’ve addressed here I presume?

Ms. Dikas: We do have a guideline that discusses adding mechanical or other things to the roof, whether it’s HVAC or heater or otherwise. I think we just say that to try to keep it as low as possible so that it’s not particularly visible.

Vice Chair Bower: Ok, any other comments?

Board Member Wimmer: Yeah, I was going to mention something. I was just kind of thinking beyond the guidelines and how this sort of impacts our community and things. I was wondering because we’re always talking about incentives, are there any – could there be any creative incentives just for Eichler people who want to preserve their Eichler? Maybe we could keep that in mind as – in further discussion to make it – kind of give them some incentives so they feel somewhat rewarded for preserving what they have. Also, I was wondering now that these are becoming more of a historic structure, would we want to

think about coming up with a plaque? In Professorville we have those really neat plaques on the houses and maybe we come up with a different look. Maybe not the oval plaque but maybe something square or something, I don't know. I think that could be kind of neat idea because it really makes it more –feels – that contributes to the sense of community, the sense of preservation. I know a lot of people don't like those plaques on their houses but I don't know, maybe some people – the Eichler people would like that. I don't know, just an idea.

Vice Chair Bower: Alright, Council...

Board Member Kohler: Can I ask one more question? I have a client who started out doing a new home and they're right off Charleston. I'm looking through here to see in the guidelines for new homes and looking at page 81, in that area there's a check off on a house that's ok and it's got a continuous wall of the second floor in the back behind the – I guess (inaudible) beyond the existing Eichler. Then over on the other side – I guess it's the little glass window but – so you're encouraging this shape of home for new homes or second-floor additions on page 81 in the lower left-hand side? Is it got the little green arrow?

Ms. Dikas: We have guidelines that discuss pushing second-story additions back from the street and things of that nature. So, I think this image is an example of somebody who's done that in the neighborhood.

Board Member Kohler: This is the section that someone who is going to do a new home looks at it for guidance.

Ms. Dikas: This specific section is on second-story additions to existing Eichlers.

Board Member Kohler: I'm assuming that if you're doing a new home you'd have to look at this section.

Ms. Dikas: 5.1, the title to this section is new additions to existing Eichler residences and then I think later, 5.2 is new home construction within Eichler neighborhoods. Then we have a couple of photo examples of new homes on page 84. They both happen to be one-story which is generally what we're recommending but we're not excluding second-story homes.

Board Member Kohler: But I mean – are you saying you can do two-story homes or are you saying...

Ms. Dikas: Yes.

Board Member Kohler: This is the guideline that you'll refer too? Well, I'm not sure that's enough guidelines and maybe there need to be more sketches or something. I just – for the average person to look at this, I – essentially you want the back of the house to be – if it's two-story in the back part, not up toward the front is what you're saying I think. Is that...

Ms. Dikas: That image was for an addition to an existing Eichler.

Board Member Kohler: Ok, well I'm just trying to say, is there guidelines in here too – that has sketches of new homes and how they might work or not work or have anything because the Eichlers are great homes but they are not so well holding up at this age point. There have been lots of problems and people are – would like --- would rather do a new home than refurbish one that's – the heating doesn't work and all these kinds of things; the windows are double paned.

Ms. Dikas: We've mostly included photos of buildings in the neighborhoods that we found to be more successful examples of new home construction within Eichlers versus using illustrations of a potential design. We do recommend not a historicism design but using a modern vocabulary to be more compatible with Eichlers, using certain roof forms...

Board Member Kohler: That's here – in the book here?

Ms. Dikas: Yes, it's all under 5.2 and there are -- there's 5.2.1 through 5.2.8 so there are eight different recommendations for a new home construction.

Board Member Kohler: Ok but I'm not seeing – there's no visual.

Vice Chair Bower: Right, there's no visual.

Board Member Kohler: It's all writings.

Ms. French: (Inaudible)

Board Member Kohler: Well, even your guidebooks for regular homes have got more detail.

Ms. French: What I'm hearing Rodger is that you're saying that like the IR Guidelines that have don't do this, do something more like this, in drawn elevations. Is that what you're saying you'd like (crosstalk) something like that.

Board Member Kohler: People reading this aren't – they don't know what a facia board is.

Ms. French: There's a possibility that we could modify the IR Guidelines to have a whole couple of pages on Eichlers with those types of drawings.

Board Member Kohler: Actually, that would probably be a good idea because it might actually encourage more people to build Eichler type homes instead of the more modern homes. I don't know I'm just trying to say, an average person looking through here, who is going to do a new home, and it's just a lot of words so it doesn't...

Ms. French: Right.

Board Member Kohler: In this kind of world you need more visual I think.

Ms. French: Right so for those who are choosing to do a new two-story home, they are going to have to go through the IR Guidelines. And this is to supplement that. It has guidelines written that it's possible that we could...

Board Member Kohler: Sorry to add more work to you.

Ms. French: Well, it won't happen immediately.

Board Member Kohler: Yeah, ok.

Ms. Dikas: We're exploring that anyway, updating the IR Guidelines to include some Eichler specifics.

Board Member Kohler: When we do new homes we always meet with Arnold but I suppose Arnold will have a lot of this under his packet of ideas so he will be a big help.

Vice Chair Bower: Alright, Council Member Holman had a comment.

Council Member Holman: Yeah, just a couple suggestions. First thank you for getting this far, it's a lot of work and Page and Turnbull is a very accomplished at how to do these. So, they are very clear and laid out very well. Just a clarifying thing maybe, as Rodger had mentioned putting in a chapter number on the cover page I think or the chapter page. I think it also might be good to put them at the chapter pages themselves otherwise you're looking like this and people who aren't familiar – you know there are pages

that don't have any 4.2.3 so you don't know what chapter you're in when you look so just adding the number up here would be helpful. Page 17 and obviously we just got this At Places so there hasn't been time to review it but page 17 talks about repairing and replacing windows and doors but all the language there is about replacing windows. I don't see anything about repairing or retaining so that's one comment and windows are such a huge, big deal and that's something that I caught, to begin with right off. I really do concur with the Chair's comments about the review process in terms of sequencing. There's currently no architect on the Planning Commission and I think if the Planning Commission doesn't benefit from an action item of this body reviewing this document after they have had a chance to review it, I think there's going to be a lot of confusion back and forth and discontinuity in terms of intention and progress. I think it's going to lead to maybe the community and very likely the Council being like well what are we, you know? It seems like it would be a lot more effective to have a December 7<sup>th</sup> if that date could be arranged without changing the Planning Commission meeting. I mean look at December 7<sup>th</sup> to have an HRB meeting.

Ms. French: That's an ARB date.

Council Member Holman: That's an ARB date, ok. Well, I would really strongly suggest for everybody's benefit to have this body have a chance to review this document and make comments in an action item setting prior to going to the Planning Commission. Again, especially because there's nobody there with preservation experience and there's not even an architect there. A couple other just quick comments is as the question – I appreciate the questions and comments from the Board Members. As I – oh, one thing that's about Joseph Eichler, I really appreciate the history that's in here about how he stood for no discrimination. I mean he was really a visionary and a social leader in that regard. You might consider adding in there, even to the extent that he resigned or was expelled, I forgotten which, from the – what was it? The State Construction Board or something? It's – that information is available but it went that far that he was no longer apart of that body because they would not include his nondiscrimination policy. The other comment is if I understand and again, this is not from having read this, it's just from hearing comments and questions. That someone could build a new two-story home in Greenmeadow – well, no, not in Greenmeadow because that has a single-story overlay but somebody could build a new two-story in any Eichler neighborhood according to these. So, what seems like to make sense is either in parallel with this or in – as a part of this, how neighborhoods could apply for National Register status. The other thing before you go, I know you have an answer ready, but the other thing is the replacement of even single-story homes in National Register Districts because right now they get no City review but they are listed on the National Register. Two neighborhoods are listed on the National Register and there's no review so I heard the Chair saying that some people are concerned about – I think it was you who said some people are concerned about even the eligibility of the National Register because of how much change is happening in the neighborhood. As I've listened to the neighborhood over the last – and the neighbors and the community over the last couple 3-years, they want to see not only the character retained but they want to see the National Register status of their neighborhoods retained too. How would this possibly get them there?

Ms. French: The guidelines themselves wouldn't. That is why there's a two-part program here to get these guidelines before the Council in addition to the potential code modifications that the Council could then direct to go forward. There are – there's a menu of possibilities, there are Eichler overlays, there are independent development standards that could be added, and so there's a host of things. We're working on those as potential for the Council to direct to move forward after they get a good handle on what those options are.

Council Member Holman: I was understanding that the community, and what they were looking for actually is these, yes, but I thought that what the community was looking for was Eichler overlays.

Ms. French: We've heard that from some, not from everybody.

Council Member Holman: I've heard it from a lot.

Ms. French: Sure, but people come talk to you because they want that. There are other people that don't want that action so we have the whole host of residents that have interest and we need to bring those forward to the -- that's one of the reasons the community workshop is pushed off until next year. That's because we are working on these potential code changes and when you bring up the National Register tracts -- I mean because they are not listed on the City's inventory, they are not protected by our City's ordinance. That -- has not even been identified in these potential code changes that we're working on was modifying the Historic Preservation Ordinance, which is always a hot topic. Yeah, that's another ordinance that's been long overdue to modify and we talk about it here, Categories Threes and Fours and Ones and Twos and those are all in the ordinance. That would be a change and if you wanted to say there's only Category One and Two, one is significant and one isn't or ones just contributing. Those kinds of changes would have to come forward to the Planning Commission and to the Council.

Council Member Holman: I guess the question to make it not a many-years-long processes is could those opportunities, suggestions, hindrances, or whatever, come forward to the community in parallel to this so they are not looking at this and going, oh this is what we get. When some might want one thing and some might want another thing. Could they come in parallel to each other so again, we're not extending this out several years?

Ms. French: Yeah, we are not interested in years, we're interested in months. What we're interested in is getting these guidelines to the Council for adoption. We're also interested at the same time getting to the Council the menu of direct Staff to go forward with A, B, and C's, so that's going to be a Council decision. We're going to come forward with proposals after having vetted those with the Planning Commission. It was going to be December 13<sup>th</sup> to start talking about those, and now we'll push that off until January it seems like, if that's an interest. So, that will be something that comes to the Council in March to direct Staff to then resume and go forward for the next whatever-6-months, to get it done.

Council Member Holman: Hopefully while I'm still in Council and thank you.

Vice Chair Bower: If there are no further comments then I encourage Board members to forward their concerns or any suggestions to Emily or Amy so we can have them included before we meet to discuss this as a Board. So, if there's no further discussion about this let's do some housekeeping and move on with the day. I do not see any members of the public here, let alone members who would like to speak so I think we don't have any public comments.