

**GENERAL COMMENTS AT JOINT STUDY SESSION
FROM COUNCIL AND PLANNING COMMISSIONER**

Mayor Steve Mensinger

- Roof deck: Supportive of counting the roof decks as open space.
- Require conditions that parking is used for parking.

Mayor Pro Tem Righeimer

- Remove shower and bath on 1st floor.
- Keep development standards flexible.
- Require color board submission, absolutely in favor; what they present is what they deliver.
- Not supportive of changing the minimum workspace area.
- Garages: Not supportive of tandem garages.
- Supportive of roof decks counted as a story.
- Not concerned with minimum one-acre lot size deviation, provided that development project of less than one acre are meeting the development standards.

Councilmember Genis

- Front setback: Expressed understanding for the need to widen the street. Interested in having an average setback, getting rid of the sheer walls.
- Open space: Some projects look nice; some do not.
- Not supportive of roof decks to be counted as open space.
- Concerned with shade and privacy of taller projects.
- Opposed to having color board submissions.

Councilmember Foley

- Pocket Park: Depending on size of the development, make a standard for pocket park.
- Roof deck: Does not support counting roof decks toward open space, not to the full amount, only a portion of open space.
- Concerns with impact on streetscape, density, parking, architectural features more so than the color; Does not believe that the color board submission as necessary.
- Require residents to have an actual business in their live/work or change it into a lifestyle
- The development standards for density bonuses for live/work units but not really being live/work is a problem.

Chair Rob Dickson

- Color board submission: Emphasized that renderings should look like the actual project once built.
- Supportive of conditions of approval to ensure that live/work are being used for work and preventing short-term rentals.

Planning Commissioner Colin McCarthy

- Not interested in mandating or changing the 250 sq/ft vs.500 sq/ft work space requirement.