



Comments on Eichler guidelines draft document...

From Daniel Rosenberg <[REDACTED]>
Date Tue 10/8/2024 5:45 PM
To Peak, Dana <Dana.Peak@sanjoseca.gov>

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Hi Dana,

I live in the Fairhaven neighborhood and Judy Fernety passed your email to me announcing the public comment meeting and the document.

I have signed up for the email list and I hope to attend the meeting as well. I was delighted to see this document and in general it is very good. As you may be aware Fairhaven modified our CC&R's last years to include our own measures to protect the integrity of our Eichler community including a small architecture standard administered by an elected architectural review committee of which I am one of the 3 members.

In reading this draft document I believe there are errors in the language in several places which make it incorrectly express your intent. I thought I should point them out ahead of the meeting. This is probably too fine grained a level for discussion at the meeting which I assume will focus on more macro level topics like the goals and some of the overall policy decisions the document articulates such as allowing 2nd story additions.

The editorial errors I believe are in the following paragraphs. I have inserted my proposed changes in red.

Page 11: missing the word "not" in the current draft changes this sentence in the wrong direction

ROOF FORMS: Roof forms and roof lines of the Eichler homes shall NOT be significantly altered. While minor alterations to improve drainage or to add insulation may be acceptable, the roof shape must generally appear as it did originally for that model. Modifications affecting the roof, including atrium covers, mechanical equipment, or HVAC ductwork must follow the roof form and be kept as low and tight to the roof as possible.

Page 12: missing the word "be". Just a small grammar detail.

COMPATIBILITY: When changes are considered, such as replacing an altered feature, adding a new element, altering the landscaping, or changing an original feature, they must BE compatible with the aesthetics of the Eichler tracts. Compatibility shall consider the scale,

proportions, rhythms, patterns, spatial relationships, solid-to-void relationships, limited materials palette, and overall philosophy of the original Eichler houses, which emphasized simple, affordable, well-designed, mass-produced homes that connected the interior to the exterior while offering privacy from the public sphere.

Page 13: The word **private** is not what I think you meant. It should be "PUBLIC" in this case to make the point if I understand the intent of the paragraph correctly.

Alterations and additions made in the semi-private realm will have greater flexibility than those in the ~~private~~ PUBLIC realm. Changes to the interior of the buildings, including inside the atrium, are not reviewed under the ODS, unless they are visible from the street (such as new roofs over atria).

Since the document is downloadable it might be wise to publish an update with these corrections before the meeting and not have to discuss them in person.

Regards, Dan Rosenberg...

Daniel J. Rosenberg

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