



Comments on Draft Eichler Neighborhood Objective Design Standards

From Mike Sodergren <[REDACTED]>
Date Fri 11/8/2024 4:55 PM
To Peak, Dana <Dana.Peak@sanjoseca.gov>
Cc Historic Landmarks Commission 1 <HLC1@sanjoseca.gov>; Historic Landmarks Commission 2 <HLC2@sanjoseca.gov>; Historic Landmarks Commission 3 <HLC3@sanjoseca.gov>; Historic Landmarks Commission 4 <HLC4@sanjoseca.gov>; Historic Landmarks Commission 5 <HLC5@sanjoseca.gov>; Historic Landmarks Commission 6 <HLC6@sanjoseca.gov>; Historic Landmarks Commission 7 <HLC7@sanjoseca.gov>; Ben Leech <[REDACTED]>; Sally Zarnowitz <[REDACTED]>

[**External Email.** Do not open links or attachments from untrusted sources. [Learn more](#)]

Dear Dana,

Please extend to all concerned PAC*SJ's sincere appreciation for the work performed by you, City Staff and Architectural Resources Group (ARG) to create and circulate the Draft Eichler Neighborhood Objective Design Standards (ODS) document as noted on this

link: <https://www.sanjoseca.gov/home/showpublisheddocument/114763/638629403753330000>.

This document is well written with many examples and pictures that provide clear examples of the various elements of Design Rules and Guidelines that will hopefully help to preserve this truly unique housing type in San Jose for generations to come. A careful read of the document should yield added clarity to anyone seeking to make exterior changes to Eichler Homes that are listed or may be listed in the future on San Jose's Historic Resources Inventory (HRI) as to whether proposed projects will require a Single Family House Permit or a Planning Permit that requires a historic review.

Given what we hear from the public about the permitting process in historic districts when there is proposed work to be done, it states the obvious that, where possible, more clarity with examples is helpful. As such, in the "Where and When do the Design Standards Apply?" section of the Introduction (page 5), perhaps it could be stated more clearly that the Objective Design Standards (ODS) apply to the Single Family Houses Permit process, which is required for proposed exterior changes to

houses on the HRI that require a building permit, focusing on changes seen by the public. And, that while an Administrative Single Family House Permit can be allowed for changes meeting the Standards, changes that do not meet the Standards would require a Public Hearing Single Family House Permit. Exterior changes proposed for ADUs within the existing building envelope would require a building permit, but are subject to the Design Standards in the Zoning Ordinance, and do not require a Single Family House Permit. The Guidelines in this document also apply to ADUs.

Finally, and as noted at the hearing of this at the Historic Landmarks Commission Meeting, It would be good if there was a clear message throughout this document that the addition of openings (doors and windows) to garage doors and previously unenclosed carport areas in order to create JADU's are very strongly discouraged.

Thank you again for all your work on this,

Mike Sodergren
President
Preservation Action Council of San Jose (PAC*SJ)
42A S. First Street
San Jose, CA 95114



This message is from outside the City email system. Do not open links or attachments from untrusted sources.