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Sent: Tuesday, November 16, 2021 12:52 PM

To: Padilla, Ingrid <ipadilla@ci.brisbane.ca.us>; Swiecki, John <johnswiecki@ci.brisbane.ca.us>

Subject: Planning Commission meeting Nov 17, 2021

To: Planning Commissioners, Staff, and the Public

From: Tom Heinz, 41 Humboldt Rd. Brisbane, CA 94005 415.468.8587

RE: ODD Regulations RZ-2-21

November 17, 2021

I've been accused of being against housing. To the contrary, I have always advocated for good architecture, which has gone unheeded. I want the best for Brisbane, not the minimum!

As a retired architect, I see multiple issues with this proposal. Please compare apples with apples and oranges with oranges. The cities that were mentioned are completely devoid of actual comparisons or similarities to Brisbane. Check population vs. acreage, size of houses, lots etc. Brisbane is small and unique. I am offended when outsiders come into our community and tell us we don't deserve anything better than the bare minimum.

Smaller lot size doesn't dictate less parking!!! Regarding guest parking reduction, what about the many families with both parents working, and with 2 teenage daughters? That's 4 cars. Where do their boyfriends park when they visit? Where does grandma park, 7 blocks away? These minimums are dictated by developers who do not want to spend money as it might mean less money in their already fat wallet. That's not design.

When you break the façade every 30 feet, then all the buildings will look alike, only colors and textures different. It's poor architecture and looks like no one had an imagination. Rubber stamp architecture, cookie cutter architecture. Pull a drawing from another project, change a few numbers and you have designed something new? When there is only color/texture variation it then looks 'facady', patchy, not a coherent, integrated well-designed building. Yes, engineers can build a building, but they are not designers, nor even trained in aesthetics, nor how to use the sun or the terrain in their design. Nor are developers.

Why do we (WE, the City/people of Brisbane) have to look like El Camino? Are we planning to build that big?? Brisbane has always been a unique and special place and this proposal wants to homogenize us into automatons. Why not hire lots of different architects – think jobs – not just one developer-designed, nor engineer-designed. Do you have art in your house? Where's the art here?

People are individuals – why should all their housing look the same, monotonous? As a society we become mere drones when we lack imagination. When everyone thinks the same, no one is thinking. When design becomes based on how much it costs a developer to add one more car space it is not design but greedy capitalism. Without imagination we become stagnate individuals.

Setbacks in the rear? Please travel through any of the alleys in South San Francisco, or the new Airport Blvd. at the intersection of Grand Ave. and Bayshore Blvd. and ask yourself if you would sit out on your balcony? This type of set back does not allow any more light into the house than the front. Setbacks in the front help reduce the visual massing on the street side. Define visual interest. It's certainly not just color and texture, so please define.

It was said that this is merely mechanical discussion. Mechanical discussions yield mechanical designs.

Define the qualifications of the Zoning Administrator. Will it be an elected position, so we see the credentials of those running and be able to choose?

Respectfully,

Tom Heinz