

PTC and ARB Comments on the Public Draft NVCAP

ID	Comment	Response
PTC Comments from May 31, 2023		
PTC 1	Categorize office uses as neighborhood serving	Included in the NVCAP Section 2.3
PTC 2	Encourage a mix of residential unit sizes	Staff recommended modifications to include information encouraging a mix of residential unit sizes (Section 2.2, Page 34. See Attachment G for more details)
PTC 3	Active uses: should be required, be clearer	Included in the NVCAP Section 2.3 including the revised figure 32
PTC 4	Describe height transitions between high density residential/mixed use and low density residential	NVCAP Section 6.1 includes building height and massing; NVCAP Zoning Ordinance has reference to Objective Standards related to daylight plane
PTC 5	Clarify mobility plan for vehicles and pedestrians	Included in the expanded Chapter 4 (Accessibility and Mobility)
PTC 6	Economic analysis to show shortfall	No additional economic analysis was done due to budget constraints
PTC 7	Describe consistency with Housing Element	Staff report describes consistency between NVCAP and Housing Element
ARB Comments from June 1, 2023		
ARB 1	Place table captions above the table	Table captions were moved above the table throughout the document.
ARB 2	Encourage or require more green roofs (maybe incentivize with additional FAR)	No incentive programs were considered but green roofs are encouraged in the plan area per Section 6.6.5.
ARB 3	Only include essential information in the plan and refer to other documents when necessary. Example: trees.	After reorganization of the document, appropriate references were added.
ARB 4	2.1: Make exhibit more realistic	Language added that no new or recent development constructed during preparation of NVCAP reflected in any exhibits.
ARB 5	Ground floor height is 15' too tall?	Ground floor height changed to 14' to be consistent with Contextual Design Criteria and Objective Design Standards
ARB 6	Sustainable design (subcommittee of the ARB): 6.5.4 through 6.5.7.	No substantial recommendations were provided to be implemented; new ordinance is underway for bird safe design.

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ARB 7	4.6.2 :Provide examples of permeable pavement.	Updated the Figure 69 in Chapter 4.
ARB 8	2.5: Show more green roofs, solar panels. Tell more of a story that includes green roof and solar panels, connection with the open spaces and creek. Vertical green spaces	Conceptual figures for the plan added more green roofs and solar panels but no additional changes were made to the draft zoning ordinance as the NVCAP ordinance follows existing Title 18 requirements on green roofs and open space requirements.
ARB 9	Figure 42: Provide more setback from building near creek (see document for where).	Noted but no changes were made to graphics.
ARB 10	Figure 46 & 78: This seems inconsistent with the preferred plan and other illustrative exhibits because the creek improvement would occupy portions of these building envelopes. Shrink the building envelopes to be consistent with the diagram for the creek.	Figure 82 adjusted
ARB 11	3.3: Consider separating out topics	The comment addressed by reorganization of the document.
ARB 12	3.3: These are already in the code, should refer to the code or master plan	The comment addressed by reorganization of the document.
ARB 13	Figure 77: Replace this exhibit with one from the Municipal Code 18.24.	Replaced.
ARB 14	2.4, figure 36: The legend mentions priority, secondary and tertiary streets. Is this supposed to be "primary," etc.? Describe more what these mean.	Removed legend items for priority secondary and tertiary and replaced with bike facility information.
ARB 15	6.4.1: Entries must be raised above sidewalk grade. Is there any consideration for ADA compliance when we require this? Is this already in the zoning code.	No changes made; ADA compliance required per building code.
ARB 16	Can we encourage exploration and reuse of existing structures? For example for the audi building and ash office?	Noted. No changes made.
ARB 17	consider adding a FAR bonus as well to make projects more viable	No incentive program added; the draft NVCAP ordinance has its own housing incentive program but only for affordable housing with extra height allowed. The

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		NVCAP already increased density and height for the plan area.
ARB 18	ground floor uses packet page 85, office edges are going to want to go near retail so having office edge near residential edge may not make so much sense.	No changes are needed. Limited office allowed. Office edge removed (See the updated Figure 32 in Chapter 2)
ARB 19	consider having a focused retail corridor. The retail seems broken up and unconcentrated now making it less likely to be viable.	Figure 32 on Ground Floor Edges in Chapter is updated to show required retail edges along El Camino Real and encouraged active edge along Park Boulevard
ARB 20	bird safe building design—UV coated glass is not a preferred option	No changes made. The Citywide dark sky and bird safe ordinance will supersede once adopted.
ARB 21	Better way to refer to “egg-crate” design on page 159	No changes made.
ARB 22	need clarifications on ground floor entries (page 110), 4 active doorways every 200 linear feet	The requirement is specific to woonerf. Revised the language to specify the requirement is applicable “between park and ash” on Portage Avenue.
ARB 23	Paseo between buildings—possibility to connect greenbelt to the rest of the neighborhood through paseos—would like to see birdseye view of that	Figure was updated to remove paseos.