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Sent: Tuesday, January 20, 2026 11:42 AM PST
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Subject: 1/2 Story

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Elisa/Jennifer/Nick:

First, thank you for your time on this project to date. We are excited to present to the Council tomorrow night.

We are reviewing the staff report and noticed a reference to livable space for the 2.5 stories. Please note that the reference in the GP to 2.5 stories is very simple (see below) and does not prohibit livable space.

Below are several images showing a 2.5 story home. They are universally common all across the county and have livable and conditioned spaced tucked under the roof structure. As the GP does not prohibit livable space, the SP should not either.

We would like to remove or revise the following reference:

The additional half story is used to allow for varied architectural designs and roof angles [and a modest amount of livable space](#), ~~but livable space is limited to 2 stories~~. This standard must be maintained in the Plan to ensure consistency between the General Plan and EHNCP.

Built Form & Character

Neighborhoods are traditional in character. Buildings are set back from the sidewalk with moderately sized front yards and welcoming entries scaled and oriented to pedestrians. Commercial groundfloors may be set nearer to the sidewalk to support such activities as outdoor dining and provide clear views into shopfronts. Buildings are up to 2.5 stories in height with varied massing and a wide range of architectural styles compatible with the existing character of adjacent houses. Multifamily and mixed-use buildings are compatible in scale, form, and character with nearby houses.