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**Sent:** Thursday, December 12, 2019 11:53 AM  
**To:** Eric Lee <[ELee@cityofdavis.org](mailto:ELee@cityofdavis.org)>  
**Subject:** RE: Form based code training

Hi Eric-

Thank you for inviting me to the training session. I actually wasn't talking about the townhouse standards, though I used it for an example of how you can make a large building feel like several small ones without putting arbitrary setbacks in the middle of a site. I don't agree with the form based code dictating what happens at the rear and sides of the site when you meet the setbacks and no one can see beyond the edge of the site. I don't agree that the side neighbors are as detrimentally affected by the internal configuration of a building as Tony alleged. If the building can be designed to look/feel in keeping with the existing neighborhood, arbitrary rules on building dimensions should not be applied. The Aiken project proves that point. The arbitrary sizes given in the draft FBC it results in a downgrading of the usability of the site. This amounts to much lost opportunity and even I dare say a "taking". I believe the form based code should have more flexibility.

For example, (I believe it's) in Philadelphia, they have a "sky plane" ordinance that dictates the angle of the building that cannot block an agreed upon angle of the sun from the surrounding buildings or street scape. This makes sense to me because this angle has real consequences for the surrounding community. It is not arbitrary. I totally support a form-based code, I would even support a "sky plane" ordinance but not one based on nonsensical arbitrary dimensions internal to a site.

That said, the session was valuable. Thanks for providing us the opportunity to engage. –Betty

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