Comment:

The biggest concern is the lack of planning that comes in the agency of local govs. It is time to make hard decisions. I am a firm believer in sustainable urban planning, not allowing any new single family zoning in an existing neighborhood. Eliminating the single family zoning and espousing the new infill zoning is immoral. If you put a 100 foot tall multi-family housing unit on a 1/4 acre lot next to a single family residence, it would cause that home value to plummet. Not to mention the impact to nearby residents' quality of life with added noise, traffic, parking and pollution. Our cities in Santa Clara already suffer from traffic gridlock, lack of green space and increasing noise and pollution. The rules requiring new housing without ANY consideration for the infrastructure demands that come with it - no requirements for parking, decreasing CEQA restrictions, no considerations for school facilities or sewage or water demands is short sighted and detrimental to all of us. Adding affordable housing in this way makes all of our lives worse. New development should REQUIRE considerations for parking, sewage, water, electricity, schools, traffic and OPEN/GREEN SPACE. It would be a good idea to have new dense housing require green roof gardens, landscaped setbacks (MUCH greater than the fence line) and parking (you can dig down for garages below ground level). You can make buildings higher if you leave more room between buildings. Especially with CO2, we need more open space, not less! I'm not at all concerned that developers want to make higher profits. They will make plenty of money from these new developments, REQUIRE them to build in a way that preserves the quality of life that existing residents enjoy, which is under threat by some of these shortsighted plans (particularly those at the state level).

Submitted on Friday, July 31, 2020 - 7:19 pm
Submitted by anonymous user 108.21 85.7
Submitted values are
Name: Heather Lattanzi
Email address:
County of residence: Santa Clara
Comment: My biggest concern is state-level planning that removes the agency of local governments to make housing decisions. I am a firm believer in sustainable urban planning, not allowing any new single family zoning in an existing neighborhood. Eliminating the single family zoning and espousing the new infill zoning is immoral. If you put a 100 foot tall multi-family housing unit on a 1/4 acre lot next to a single family residence, it would cause that home value to plummet. Not to mention the impact to nearby residents' quality of life with added noise, traffic, parking and pollution. Our cities in Santa Clara already suffer from traffic gridlock, lack of green space and increasing noise and pollution. The rules requiring new housing without ANY consideration for the infrastructure demands that come with it - no requirements for parking, decreasing CEQA restrictions, no considerations for school facilities or sewage or water demands is short sighted and detrimental to all of us. Adding affordable housing in this way makes all of our lives worse. New development should REQUIRE considerations for parking, sewage, water, electricity, schools, traffic and OPEN/GREEN SPACE. It would be a good idea to have new dense housing require green roof gardens, landscaped setbacks (MUCH greater than the fence line) and parking (you can dig down for garages below ground level). You can make buildings higher if you leave more room between buildings. Especially with CO2, we need more open space, not less! I'm not at all concerned that developers want to make higher profits. They will make plenty of money from these new developments, REQUIRE them to build in a way that preserves the quality of life that existing residents enjoy, which is under threat by some of these shortsighted plans (particularly those at the state level).