

From: [redacted] on behalf of [redacted]
To: [redacted]
Subject: [redacted]
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Comment: My biggest concern is state-ble of planning that removes the agency of local government to make housing decisions. I am a fan of making new housing affordable, but I feel it is imperative to be able to preserve the character of existing communities. Eliminating single-home zoning and exposing the existing housing stock will make many properties in California unpleasant to live in, and nobody will know that their property is safe from that type of development happening. What we need is sound urban planning, not throwing new dense housing willy-nilly anywhere a developer can buy land. By all means, add density near major roads in existing walkable communities, and no longer need malls and office buildings. But putting an 80-foot-tall multi-family housing unit on the 1/2-acre lot next to a single-family residence from the fence would cause that home also to plummet in value, not to mention decrease the 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 consideration for school facilities or sewage or water demands -- are 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 from 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 in high-density areas, 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).

The results of this submission may be viewed at
https://gov01.safelinks.protection.outlook.com/?url=https://www.planbayarea.org/2F7306%2F13606%2Fsubnsion%2F32021&data=02%7C01%7Cplabayarcainfo%00bayareame-go%7C7C8d835c1518%7C01%7C556009192d363e094587%7C0%7C0%7C6373181517596973&wdatar=BSZ776h3pX3ZAgR_n67%2BN_ANpmsT8F9%2B0F1V%3D&reser=cd-0