
From: Anne Hirokawa [REDACTED]
Sent: Friday, July 30, 2021 7:15 PM
To: Regional Housing Need Allocation
Subject: Additional housing in Saratoga

External Email

Saratoga has a HUGE amount of new and lower cost housing. We have housing along many areas of Saratoga-Los Gatos Rd, approaching both Prospect Rd, and the Monte Sereno City limit sign at Decatur/Farragut Rd. Please. Enough is enough, for what our small city airway has provided for and accommodates. The traffic up and down both Saratoga Avenue, and Saratoga-Los Gatos Road (Hwy 9), is already at a maximum. While Covid-19 quarantine may have altered the reality of traffic in this area, the actual reality of traffic in the city is that of beyond MAXIMUM for what our small city can accommodate. Please, enough!!

Thank you

Sent from my iPhone

From: Bill Reid [REDACTED]
Sent: Thursday, July 22, 2021 8:16 AM
To: Regional Housing Need Allocation
Subject: City of Saratoga Allocation Appeal

External Email

Hello,

I am a property owner (Commerical) and business owner in Saratoga and wanted to share my opinion on the appeals request Saratoga has submitted. Although I agree that the 1700 plus units allocated seems lofty for this community the city has been far from progressive in addressing this concern over the years.

The city has prided itself on being a rural community and has adopted policies to maintain this. The result of these policies has drastically limited potential redevelopment within the city boundaries, hand-cuffed property owners, and deterred developers from pursuing projects. I have personal experience with this on a commercial parcel and perhaps this contributed to other developers circumventing the city altogether.

This mandate has woken the city up and exposed the consequences of its own policies. The time has come to rethink and revise zoning ordinances dramatically to achieve this goal (all or part) by attracting redevelopment of dated and underused commercial properties amongst other revisions within the R districts such as lot sizes, splitting, ADU's etc.

Another aspect that should be looked at is how the city is managing the CUP (use permit) process. For example, there are large parcels that have been allocated to public storage within a district that are specifically excluded for this use. Furthermore, activities have occurred within the city redefining uses to allow crematoriums to be added to existing buildings within one of the few core commercial districts near residential which limits development and desirability.

I do agree that the city will have a tough time achieving this goal but I suspect most cities will, hence the number of appeals. I am unfamiliar with your agency and processes but it seems that in order to consider an appeal it would be helpful to understand what a city plans to do to accommodate the mandate or adjusted mandate. This would shed light on a cities commitment and willingness to achieve the goal. In the case of Saratoga, this will take drastic changes to zoning ordinances throughout the city which I anticipate will create a lot of debate and concerned citizens. It's possible that these new ordinances would nudge the city towards a more contemporary and vibrant community which can't be all bad.

Sincerely,

Bill Reid



From: Cheriell Jensen [REDACTED]
Sent: Monday, August 30, 2021 3:46 PM
To: Regional Housing Need Allocation
Subject: Comments on RHNA for the City of Saratoga

External Email

9/30/21

Dear RHNA@bayareametro.gov

I hereby protest the City of Saratoga RHNA housing Needs Assessment Numbers (more than 1,700) for the following reasons.

Below are certain facts relating to Housing in the City of Saratoga:

In spite of ABAG excessive growth predictions over the past 40 years, Saratoga has had a near stable population (31,051 as of April 2020, 29,261 as of 1980, 11,013 Households as of 2019) Because of ownership patterns and that Saratoga is built out, fulfillment of projections of population increase would for the most part, require new land only an imaginative God could create.

Saratoga is almost built out and has been for the past 40 years.

Saratoga's water comes from the Santa Cruz Mountain range above the city and from rain that falls on our open land lot by lot. This water is captured on our lawns, soft scape and local creeks, and is fed into the aquifer below our feet which is then pumped for our use. We have strictly regulated soft scape for retention so we will have enough water replenishing our aquifer. The aquifer is our water storage. We are not entitled to San Francisco water, State Water Project water or Federal Water Project water as most other cities in the Santa Clara Valley are. Thus crowding our Saratoga housing lot by lot with more housing footprint will reduce aquifer replenishment and, while increasing demand, will reduce supply, now at a very serious tipping point. If we over-pump, the land collapses reducing space for water in our aquifer and crumbling buildings, serious forever damage.

Roughly half our land is very steep and identified landslide, San Andreas and other fault zones and identified extremely high fire hazard. Those few roads of escape are narrow, steep, windy, without shoulders and cannot be widened. Adding density to these areas is a recipe for disaster. In 1980 the citizens of Saratoga sponsored an initiative that reduced the hillside density after a dozen hillside failures that resulted in widespread damage. Another 30 documented hillside failures followed the next year before plans and ordinances could be in place. The reduction in density accomplished by the Initiative (Measure A) reduced the damage, but further densification forced by RHNA returns us to the earlier damage patterns. The California Constitution secures the right of citizens of a city or county to make such wise life-saving restrictions. MTC and ABAG has no role in cancelling an initiative.

With the exception of West Valley College faculty and the faculty of various schools to teach our own children (K-12), Saratoga does not create jobs.

With the exception of Professional Medical Offices serving a small part of the city's population's medical needs, and a handful of other professional offices, Saratoga does not have industrial or office land uses and thus does not generate and never has generated a demand for housing.

Saratoga has a very low birth rate, well below replacement and thus does not generate internal housing demand.

40.1% of persons (2015-2019) in Saratoga are foreign born, and 45.2% do not speak English at home, demonstrating that Saratoga is now filling a housing demand from outside of the United States. (US Census) Why do we have to profoundly change our community and put our water supply at risk to serve high foreign demand?

Saratoga organized a solar collection company that generates most of its daytime electrical energy with rooftop solar. Adding height and tall structures to our single family neighborhoods would shade and jeopardize our rooftop solar in many instances negating the enormous efforts we have made.

To keep our summer temperature naturally low, Saratoga preserves our trees with a strict ordinance that requires tree planting and permission to remove trees, rarely given. The dense tree pattern reduces temperatures here naturally by 4 to 8 degrees. But space is needed for these trees, space that will become housing we are forced to allow. Aren't we trying to keep temperatures naturally low?

The numbers given to Saratoga bear no relationship to good planning. Saratoga has carefully planned our community to support a healthy sustainable truly green city minimizing greenhouse gasses. There is no reason for RHNA to force growth on a city that has worked so hard to be sustainable.

Yours truly,

Cheriel Jensen

A large black rectangular redaction box covering the signature area.

From: Dan Rhoads [REDACTED]
Sent: Thursday, July 22, 2021 5:25 PM
To: Regional Housing Need Allocation
Cc: [REDACTED]
Subject: Saratoga Resident appeal to RHNA numbers

External Email

My Wife and I and several of our neighbors are collectively writing to object to the 1,700+ housing numbers that Saratoga is to plan for in the upcoming 8 year cycle as determined by ABAG for 2023.

We have attended several community meetings setup by our city manager and staff. In addition, we appealed to the Saratoga city council to formally appeal the current RHNA numbers.

The reasoning is simple, the bay area is not the same as in 1968 when this RHNA planning was started.

1) The bay area is built out both in available space, buildable land and available resources. There are no more farms or orchards to plow up and build homes on.

ANY additional housing should be planned for affordable or below market rate housing only.

2) The previous RHNA numbers were around 450 or so. The drastic jump to 1,700+ is not a sustainable growth as defined in ABAG criteria.

Where are we going to find water for additional housing? Current projections are that water and winter rains will be less in the future due to Climate change, NOT more water. Existing infrastructure such as roads, utilities, can NOT accommodate such spikes in housing in the bay area.

3) One-half of Saratoga's area is in a "fire zone" . Even if this number was halved due to fire zone reasoning, planning for 800+ new homes is not practical either. At best, the RHNA numbers should remain the same as the previous cycle of 400+ or lowered due to above concerns.

Appreciate your consideration of our points.

Thank You

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Daniel, Carolyn Rhoads and others
[REDACTED]

From: Daniel Onn [REDACTED]
Sent: Thursday, July 22, 2021 10:59 AM
To: Regional Housing Need Allocation
Subject: Appeal

External Email

To Whom It May Concern,

1700 low income housing units in Saratoga CA without enough retail and safety concerns needs to be reevaluated. Please don't require our community to add these units.

Thanks

Daniel Onn

From: kim lee [REDACTED]
Sent: Tuesday, August 17, 2021 4:01 PM
To: Regional Housing Need Allocation
Subject: Housing Element and Regional Housing Needs Allocation

External Email

I support the goal of increasing affordable housing, yet it seems these housing allocations are done without concern for other factors. The scheduled housing allotment for Saratoga will increase the number of units by 15%. I would like to point out that the public transportation access for Saratoga is essentially nonexistent. While several bus line terminate at West Valley College, the majority of Saratoga is served by a single bus line (#51 VTA). It is impossible to return to Saratoga using public transportation after 6PM, since this bus operates only from 6 to 6 M-F, and runs only once per hour. With such an inadequate public transportation network, the new residents will be forced to rely solely on their cars, thereby increasing local traffic and greenhouse gases. Similarly local residents who are open to using public transportation are forced to use their cars even for trivial outings. We do not need more SUVs, 6 lane roads or urban sprawl. We need solutions geared for this century, not the 1950s. We do need denser housing located closer to fully functional public transportation.

Sincerely,

Kim Lee

[REDACTED]

From: Marcia Fariss [REDACTED]
Sent: Thursday, July 22, 2021 9:19 AM
To: Regional Housing Need Allocation
Subject: RHNA mandates

External Email

For any small, already built out city, RHNA demands for housing are totally unrealistic! I live in such a small city, (Saratoga) with minimal City Services, little commercial facilities, no major transportation, few job opportunities, limited infrastructure and most importantly, and no available space for new housing.

This and other similar existing communities have no ability to meet the RHNA housing requirements! RHNA needs to re-evaluate it's cookie cutter demands and seriously downsize its demands for housing in small, semi-rural built out cities such as Saratoga, Los Altos Hills, Los Gatos, etc.

There is absolutely no way Saratoga and other similar small cities can absorb the RHNA demands. RHNA needs to be realistic and work with the cities that cannot support their unfounded, unrealistic expectations.

M. Fariss
[REDACTED]

From: Marilyn Marchetti [REDACTED]
Sent: Saturday, August 21, 2021 10:01 AM
To: Regional Housing Need Allocation
Cc: Marilyn Marchetti
Subject: RHNA Appeal

External Email

RHNA,

Someone needs to visit Saratoga to realize there is NO WHERE to add 1,700 new homes. We are a 12 square mile city with over half of that in the hills. There is no land available to fulfill this requirement. This is an unreasonable and impossible requirement and needs to be eliminated.

Marilyn Marchetti
[REDACTED]

Regional Housing Needs Allocation Appeal

Earlier this month, the City Council *appealed its Regional Housing Needs Allocation (RHNA)* of more than 1,700 new homes to be built in Saratoga between 2023 and 2031. *ABAG received 28 appeals from Bay Area jurisdictions*, which included 6 appeals from Santa Clara County. The community can submit comments on appeals to RHNA@bayareametro.gov until August 30.

From: PETER NOSE [REDACTED]
Sent: Wednesday, July 21, 2021 9:28 PM
To: Regional Housing Need Allocation
Subject: Saratoga's addition of 1700 housing units

External Email

To whom it may concern,

It is absolutely absurd and unacceptable to expect Saratoga to add 1700 housing units. California has faced continuous years of drought. This coupled with the additional traffic and impact on this small community's infrastructure makes this additional housing requirement unrealistic. There should be a moratorium on building until the state can solve its water, power and infrastructure problems.

Karen and Peter Nose
[REDACTED]

Sent from my iPhone

From: Peter Rutti [REDACTED]
Sent: Thursday, July 22, 2021 1:04 PM
To: Regional Housing Need Allocation
Subject: 1700 new dwellings in Saratoga

External Email

What an awful idea...to jam 1700 single family dwellings or multilevel high rises in a pristine area would be considered in poor taste for everyone living in this area except the developers who will score big time at our expense....you call this progress? What a joke!

From: Ronald Rossie [REDACTED]
Sent: Wednesday, July 28, 2021 5:25 PM
To: Regional Housing Need Allocation
Subject: Housing Allocation for rural cities

External Email

It is not the R-1 zoning that causes limited availability of low income housing in Saratoga. R-1 zoning is what paid for the parks and excellent schools in Saratoga. The inability of the state to limit the building fees for new construction of any kind makes the cost of building prohibitive, particularly for low income housing. Land is not available for construction in Saratoga. TWe asking of the small amount of non-housing land would be an unfair act against people who have farmed the land for multiple generations.

No one purchased homes in Saratoga expecting a 5 story neighbor looking invasively into their backyard. What gives you the right to take away anyone's privacy?

Regards,
Ronald Rossie

[REDACTED]

Sent from my iPad

From: Simona Tsives [REDACTED]
Sent: Saturday, August 14, 2021 1:10 AM
To: Regional Housing Need Allocation <rhna@bayareametro.gov>
Subject: Housing jurisdictions

External Email

Hello,

As a resident of [REDACTED] I'd like to bring up my extreme concern over the new housing regulations. Saratoga is required to build 1,700 units in the next ~10 years, and I just don't see how it's possible.

The city is small, there is barely any public transportation, and the town is not even near Caltrain. Why not develop proper cities (and not villages) that are bigger in size. For example, San Jose and Redwood City. Those are large cities with great public transportation and a link to SF. It doesn't make sense to apply the housing regulation blindly across all towns.

Regards
Simona Tsives