

**From:** [Planning Public Comment](#)  
**To:** [Megan Sanchez](#); [Planning Public Comment](#); [Nimisha Agrawal](#)  
**Cc:** [Reena Brilliot](#); [Elizabeth Elliott](#); [Lesley Xavier](#)  
**Subject:** RE: Comment regarding development at 3575 De La Cruz  
**Date:** Wednesday, February 1, 2023 10:51:38 AM  
**Attachments:** [image001.png](#)

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Good Morning,

This is to confirm your email has been received in the Public Comment email box and by way of my reply the appropriate Planning Division staff is included for their review of your comments. Please note, your comment will be part of the public record comments on this item. Should you wish to participate in the Development Review Hearing Meeting, meeting details are located on the [City's website](#).

Thank you for taking the time to provide your comments on this item.

Regards,

**Planning Division**

Community Development Department  
1500 Warburton Avenue | Santa Clara, CA 95050  
O: 408.615.2450  
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**From:** Megan Sanchez [REDACTED]  
**Sent:** Tuesday, January 31, 2023 9:38 PM  
**To:** Planning Public Comment <[PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov)>  
**Subject:** Comment regarding development at 3575 De La Cruz

RE: Development at 3575 De La Cruz, meeting on Feb 1, 2023 at 3:00PM with the Development Review Officer

We are opposed to the 15 unit condominium proposal at 3575 De La Cruz. As residents of the neighborhood attached to this site:

- The proposed structure is too tall and out of place. The proposed structure does not fit in with the single family homes in our neighborhood that are predominantly single story.
- The proposed structure does not fit in with the single story businesses of the surrounding area.
- Neighborhood residents have been working hard to improve their properties with additions and exterior improvements to improve the neighborhood. Creating such a high density building for low income use will decrease property values and property tax revenues for the

city.

- Decreasing this neighborhood's property values in this way may discourage the homeowners and families from further spending their hard earned money to improve their own homes since the return on investment may be greatly reduced. This again will further decrease the property values.
- De La Cruz experiences a lot of commuter traffic for 101 and the local businesses, a high density condo structure will add to the traffic strain.
- There is insufficient street parking and safe pedestrian crossing to support the resident and visitor needs of a high density dwelling structure on De La Cruz.
- If the low income, high density housing along Lafayette is any indication, then our neighborhood's crime rate is going to be increasing. The police are regularly called to the Lafayette side of the neighborhood, so this implies that this neighborhood's families will be less safe and the general peace will be regularly disturbed.
- Instead of the city improving this site for public use, as the current zoning intends, the city is grabbing for state funds and revenue. The end result is a city with less open green space. Why is the city only looking for housing at this location and not other beneficial and healthy uses for this space and the community?
- Is the city donating this property to Habitat for Humanity or the builders? If the property is not being donated, then how much is the property being sold for?
- Who will pay for the maintenance of this condominium structure and the property/parking lot once the building is completed? Will the low income people and families taking residence there be expected to pay upkeep on top of their mortgages or rent?

We are asking the development not be approved so that the space can be utilized for park or green community space. If the project does proceed, we ask it be limited to a 2 story structure so as not to overwhelm the surrounding neighborhood and businesses with the excessive height.

Thank you,

David and Megan Sanchez