
From: Elizabeth Elliott
Sent: Wednesday, September 22, 2021 9:50 AM
To: [REDACTED] Planning Public Comment
Cc: Jonathan Veach; Ruth Shikada; Andrew Crabtree; Reena Brilliot; John Davidson; Gloria Sciara
Subject: RE: Public Comments for Planning Commission Meeting Wednesday September 22 Agenda Item #3 (21 1211) - Study Session: Housing Element Update
Attachments: santaclarapcmeetingcommentssept22.docx

Hello Mr. Vierra,

Thank you for your email, which has been received in the Planning Public Comment email box. By way of this email I am including the pertinent Planning Staff for their review of your comments, and in addition your email will be forwarded to the Planning Commission and included as part of the public record on this item.

You can attend the meeting via Zoom and provide your comments at that time, if you choose to do so. Please view the [City's meeting page](#) for participation information.

Thank you for taking the time to provide us with your comments.

Regards,

ELIZABETH ELLIOTT
Planning Division | Community Development Department
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**City of
Santa Clara**
The Center of What's Possible

From: [REDACTED]
Sent: Wednesday, September 22, 2021 9:35 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Cc: Jonathan Veach <JVeach@SantaClaraCA.gov>; Ruth Shikada <RShikada@SantaClaraCA.gov>
Subject: Public Comments for Planning Commission Meeting - Wednesday September 22 - Agenda Item #3 (21-1211) - Study Session: Housing Element Update

Please include my comments (attached) at the City of Santa Clara virtual Planning Commission meeting later today. My comments are to Agenda Item #3 (21-1211) regarding the Study Session for the Housing Element Update.

If you need these comments to be in a different format, please let me know. I am happy to help and wish to make sure that my comments are included for the meeting later today.

Please confirm receipt and contact me with any questions.

Thank you for your time and help.

Regards,

Dave Vierra



DAVID A. VIERRA
BROKER

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Planning Commission

City of Santa Clara

Virtual Meeting - Wednesday, September 22, 2021 – 6:00 PM

Comment for Agenda Item #3 (21-1211) – Study Session: Housing Element Update

Dear Members of the Planning Commission:

My name is David Vierra and my family and I own property located at 2050 Lafayette Street in Santa Clara. My family has owned property here and elsewhere in Santa Clara for generations.

I took part in the recent “Let’s Talk Housing” virtual meeting on Monday August 30th in which the current General Plan Housing Element Update was discussed.

In the “What we Value and Love,” “Key Housing Needs, Challenges or Opportunities” and “Ideas or Suggestions” feedback from that meeting, it appears clear that the protection, preservation, and improvement of existing housing on legal non-conforming property zoned light industrial is seen as something that should be addressed in this Housing Element Update.

Although I believe that these workshops are important to the process of updating the Housing Element of the General Plan, what will be more important to see is how staff reacts to and implements the positive and constructive comments made by the public.

Unfortunately, the map provided by staff showing the direction of the current Housing Element Update fails to address the potential loss of important longtime housing on properties that are considered legal non-conforming uses.

For example, our neighborhood at Lafayette Street, Parker Court and Di Giulio and Avila Avenues consists of roughly 39 parcels totaling over 12 acres that currently house over 100 families. Housing has peacefully existed in this neighborhood for decades.

Because of the various ownership interests of the individual parcels in our neighborhood, it is highly unlikely that these properties will ever become light industrial uses as our current “ML” zoning indicates. Because of this, these properties will likely remain residential in use but not by right for the foreseeable future.

Why not take this opportunity with the Housing Element update to address this situation by including these properties into the Housing Element Update and allowing this much-needed housing to be preserved, improved, and intensified?

During the meeting on August 30th, I was informed by staff that legal non-conforming use properties such as the ones that my family and I own in Santa Clara and our surrounding residential neighbors could be addressed and corrected in this Housing Element Update.

Although this was encouraging, we are afraid that staff will continue to refuse to consider our neighborhood and residents in this update and that a vital opportunity will be missed.

My neighbors and I are very interested in being given a chance to have a constructive dialogue with city staff and to be able to share the plans and vision that we have for our properties in the hope that it will result in the preservation of much-needed affordable housing in Santa Clara.

Does the city really want to encourage the elimination of existing housing by excluding longtime residential neighborhoods like ours from this Housing Element Update?

Do we really need another data center especially if it is at the expense of housing for the least among us?

Please consider including properties like ours in the current Housing Element update and/or use this opportunity to create a Specific Plan that would allow us to preserve, improve and intensify much needed housing.

Thank you for your time and consideration.