

Housing Element Values Survey Results

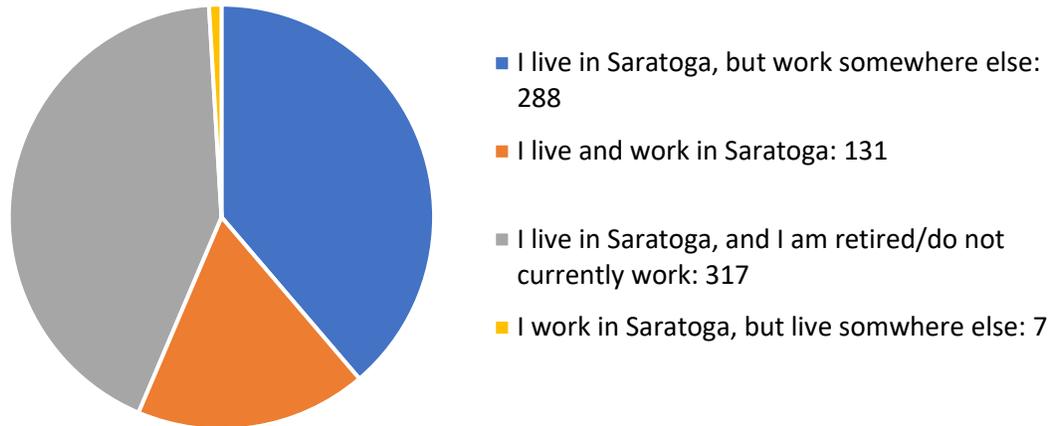
Open: June 1 through July 31, 2021

Responses: 743

1. Do you live and/or work in the City of Saratoga?

I live in Saratoga, but work somewhere else.	38.8%	288
I live and work in Saratoga.	17.6%	131
I live in Saratoga, and I am retired/do not currently work.	42.7%	317
I work in Saratoga, but live somewhere else.	0.9%	7

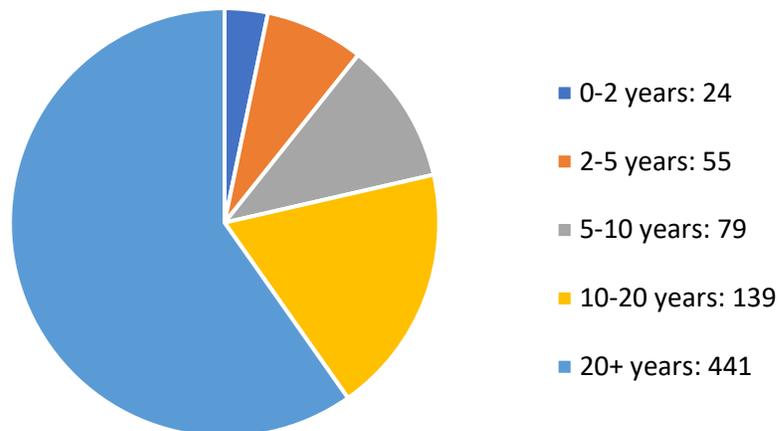
No response: 0



2. If you live in Saratoga, how long have you lived in the City?

0-2 years	3.3%	24
2-5 years	7.5%	55
5-10 years	10.7%	79
10-20 years	18.8%	139
20+ years	59.8%	441

No response: 5



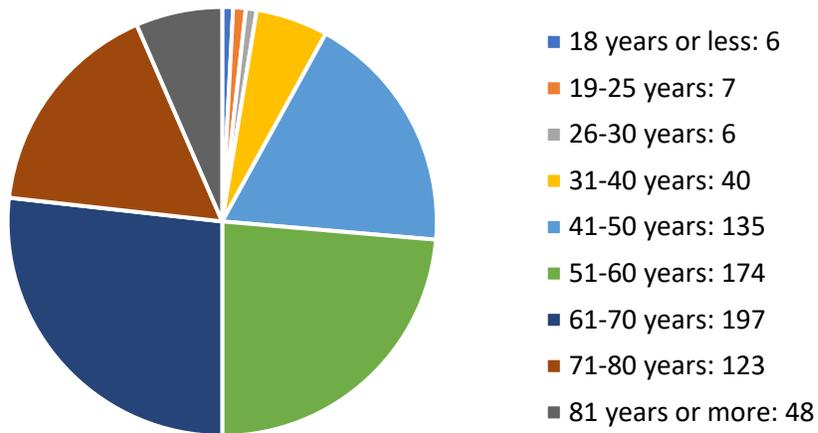
[2019 Saratoga Census Data](#)

- Living in same house 1 year ago: 92.5%

3. How old are you?

18 years or less	0.8%	6
19-25 years	1.0%	7
26-30 years	0.8%	6
31-40 years	5.4%	40
41-50 years	18.3%	135
51-60 years	23.6%	174
61-70 years	26.8%	197
71-80 years	16.7%	123
81 years or more	6.5%	48

No response: 7



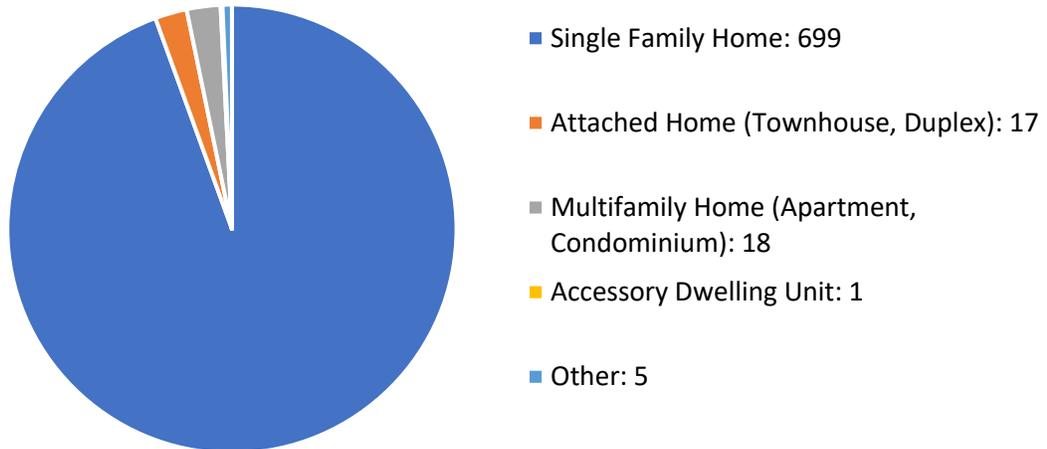
[2019 Saratoga Census Data](#)

- Under 18 years: 20.6%
- 18 to 24 years: 4.4%
- 25 to 29 years: 3.4%
- 30 to 39 years: 6.5%
- 40 to 49 years: 14.5%
- 50 to 59 years: 19.6%
- 60 to 69 years: 14.4%
- 70 to 79 years: 8.7%
- 80 years or more: 7.6%

4. Select the type of housing you reside in.

Single Family Home	94.5%	699
Attached Home (Townhouse, Duplex)	2.3%	17
Multifamily Home (Apartment, Condominium)	2.4%	18
Accessory Dwelling Unit	0.1%	1
Other	0.7%	5

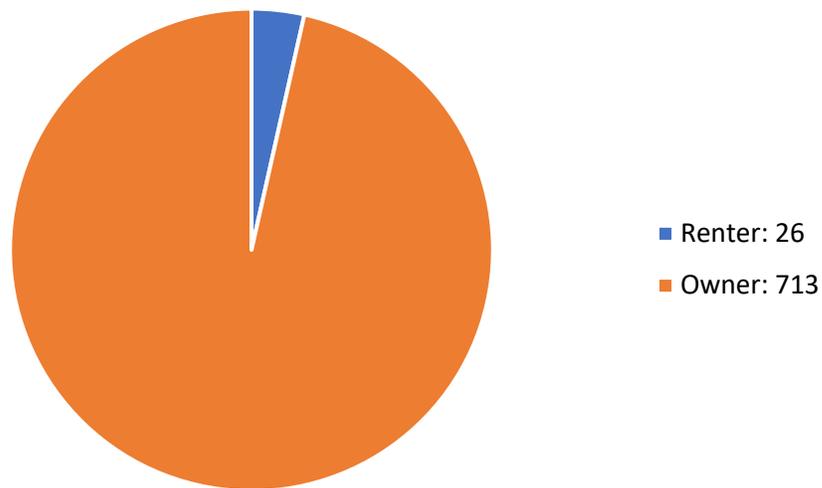
No response: 3



5. Are you a renter or owner?

Renter	3.5%	26
Owner	96.5%	713

No response: 4



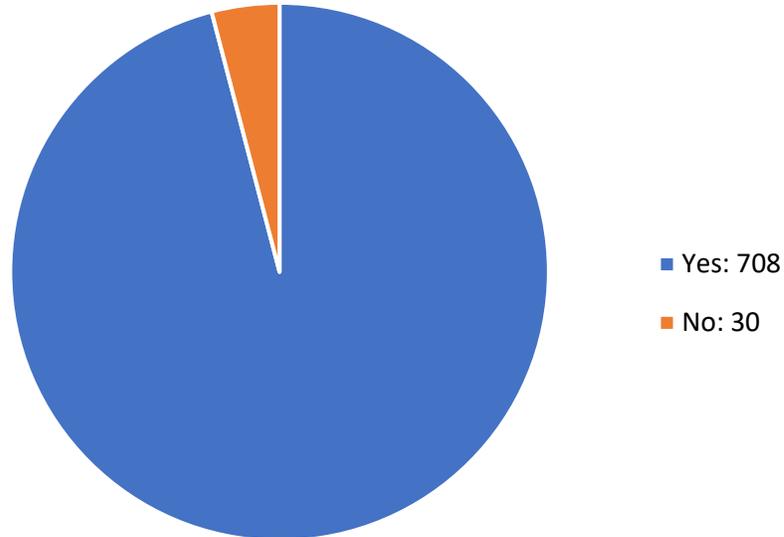
[2019 Saratoga Census Data](#)

- Owner-occupied housing unit rate: 84.6%

6. Are you satisfied with your current housing situation?

Yes	95.9%	708
No	4.1%	30

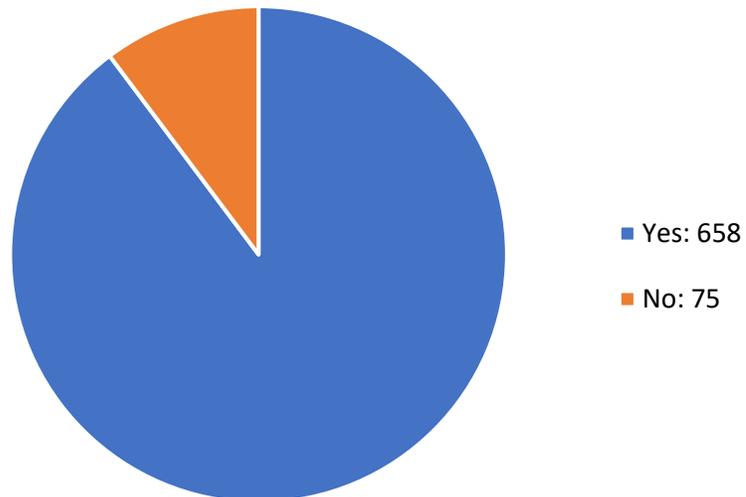
No response: 5



7. Does the range of housing options currently available in the City of Saratoga meet your needs?

Yes	89.8%	658
No	10.2%	75

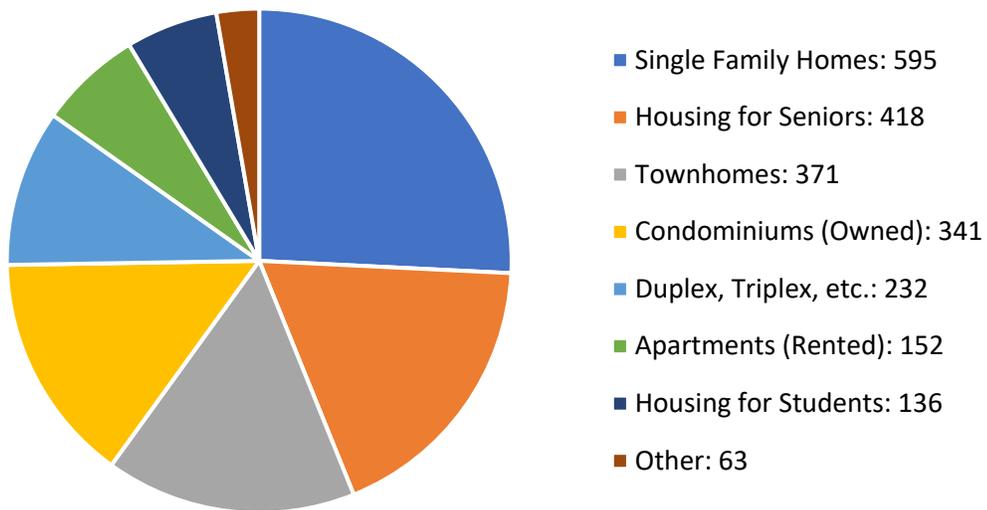
No response: 10



9. As the City plans to meet the State mandate to plan for more than 1,700 new housing units, which types of additional housing would you be willing to accept in the City of Saratoga? Select all that apply.

Single Family Homes	82.3%	595
Housing for Seniors	57.8%	418
Townhomes	51.3%	371
Condominiums (Owned)	47.2%	341
Duplex, Triplex, etc.	32.1%	232
Apartments (Rented)	21.0%	152
Housing for Students	18.8%	136
Other	8.7%	63

No response: 20



10. Please rank the following based on how important they are to you and your family, with 1 being the most important and 8 being the least important. (Average ranking calculated based on number assigned to each ranking position)

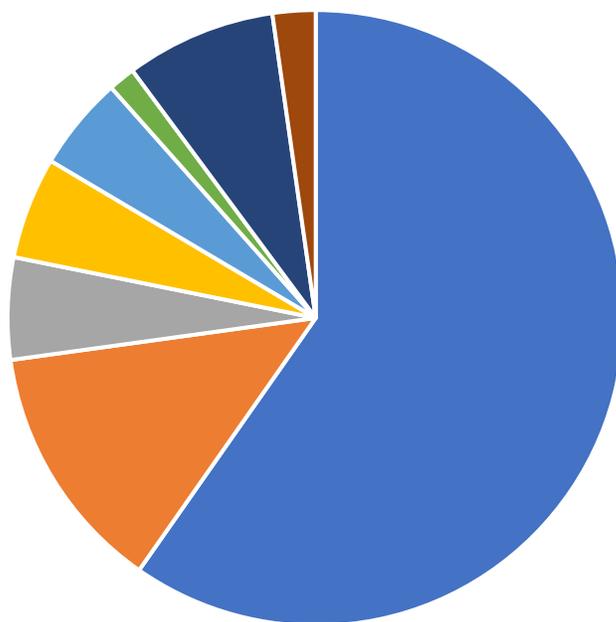
1. Preserving the current character of single-family neighborhoods as much as possible.
2. Limiting growth in hillsides and areas at risk for wildfire.
3. Retaining a practice of generally limiting buildings to 2 stories.
4. Preserving existing commercial locations, such as shopping centers with grocery stores.
5. Creating mixed-use (commercial/office and residential) projects in the community.
6. Building housing for older adults or students.
7. Providing a diverse range of housing types to meet the varied needs of people at all income levels.
8. Requiring construction of affordable units as part of housing development projects.

No response: 33

Additional Information about Question 10

How many participants chose each option as their top priority?

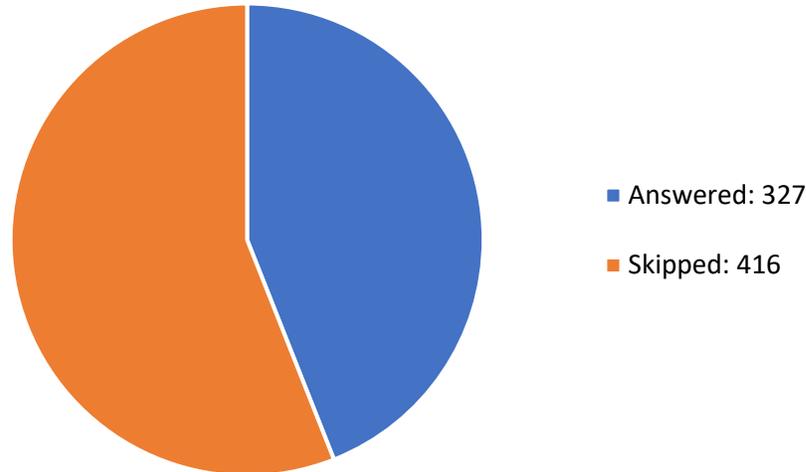
1. Preserving the current character of single-family neighborhoods, as much as possible.	59.7%	424
2. Limiting growth in hillsides and areas at risk for wildfire.	13.1%	93
3. Retaining a practice of generally limiting buildings to 2 stories.	5.4%	38
4. Preserving existing commercial locations, such as shopping centers with grocery stores.	5.4%	38
5. Creating mixed-use (commercial/office and residential) projects in the community.	4.9%	35
6. Building housing for older adults or students.	1.4%	10
7. Providing a diverse range of housing types to meet the varied needs of people at all income levels.	7.8%	56
8. Requiring construction of affordable units as part of housing development projects.	2.3%	16



- Preserving the current character of single-family neighborhoods, as much as possible: 424
- Limiting growth in hillsides and areas at risk for wildfire: 93
- Retaining a practice of generally limiting buildings to 2 stories: 38
- Preserving existing commercial locations, such as shopping centers with grocery stores: 38
- Creating mixed-use (commercial/office and residential) projects in the community: 35
- Building housing for older adults or students: 10
- Providing a diverse range of housing types to meet the varied needs of people at all income levels: 56
- Requiring construction of affordable units as part of housing development projects: 16

11. Are there any comments that you would like to share with the City of Saratoga about the Housing Element?

Answered	327
Skipped	416



Comments (copied directly from survey submissions):

- Adding 1700 houses every decade or so is not a sustainable way to accommodate for a growing population. We need to collaborate with other cities in order to create a larger plan for the future of the Bay Area. It's important to me that Saratoga abolishes the two-story limit.
- I recommend a very close look at the commercial districts and the current zoning regulations and Gateway Guidelines. These need to be drastically changed to attract developers and achieve Saratoga's goals. The Gateway and other C districts area could be an opportunity to transform the city by allowing mixed-use, increase density and heights etc. The city needs to look at the current special use permits such as public storage in the gateway which appears to be disallowed. Incentives to timing, application requirements and fees should also be looked at to attract developers. All this will increase value of underdeveloped parcels and spur redevelopment.
- Mixed use makes a LOT of sense. Yes we need grocery stores / farmers markets / restaurants to go with housing. We don't want people to have to get in a car every time they need basic services. But we probably don't need big box retail. Get the developers to help connect the bike /pedestrian pathways. We need to be child and parent friendly (child care resources / play space should be integrated into developments). I don't think we want Saratoga to become a retirement community of people who are all 50+..... The wildfire risk is EXTREME!!!!!! Our hills also have seismic / hydrology (landslide) liabilities. Additional hillside housing needs serious environmental impact analysis. Santa Rosa made major mistakes in developing the Fountaingrove area. What can be learned from those examples? The 2 story limit is bonkers -- maybe we don't want skyscrapers but 3-5 stories (above ground) is a no brainer. Building up increases the need for shared green space or access to nearby parks. Design to facilitate non-automobile movement to schools, groceries, childcare, open spaces, parks, etc. Build messages to promote benefits of an economically diverse community.... Low income was me when I started out, it is my child graduating from college, it is my parents who are retired....."they" were or will be "us". We don't want to create the equivalent of low income "projects". I don't think it makes sense to "rely" on ADUs -- they will become home offices (or Airbnb), not housing (being a landlord is a lot of work and not attractive to many/most).

But if they encourage multi-generational living or caregiver living space so seniors can stay in their homes that can be a good thing. Are there possible incentives / property tax credits to get the desired usage? This could especially make sense in the hillsides / WUI. All new construction should be "green" - all electric and water wise etc.. Battery back up should be incentivized. New internet and cell phone infrastructure should also be backed up with batteries for emergencies (like the old landlines). We need neighborhood shared green spaces if we want to phase out lawns etc...

- 1) If there are state laws put into effect that affect our city, I'd like to know what those are before deciding how to build 1,600 - 3,000 new units. I don't want to suggest using high-density downtown or in commercial zones if we are also going to be required by state laws to allow 4 units on every single plot of land. That will be a nightmare for the city of Saratoga. 2) If we are required by law to provide units at next to zero cost to people, I'd like the city to focus on not only people who need low-cost housing but also people who will greatly add to the community - people like actors, artists, etc. Find a way to fund housing for typically underpaid professions (i.e., creating live/artist loft/gallery where 10 - 20% of the artist's sales within the gallery go to fund the housing/gallery program or small studios over a theatre where performances are developed, created & tickets sold), so we aren't just paying for low-cost housing that creates problems, but instead paying for low-cost housing that brings in people who couldn't typically afford to live in our community, but could add a lot of beauty, charm & interest to the community. Think Laguna Beach. 3) There are ways to make 4 units on every single-family home plot look good and fit into the single-family communities. Please look to Corona Del Mar, CA as an example. Nearly every home in the downtown area became a 4 plex, but they all look like single-family homes. They can provide homes for 4 families instead of 1 by simply using the space more efficiently. On each plot were two one-level 3bd / 2 ba condos over a set of tandem garages (so two parking spots for these homes). Typically, there was also one 2 bd/2ba and one single story studio in the back. These typically each had 1 parking spot you entered from the back/an alley. Allowing this kind of housing isn't bad. It provides a wide range of options including starter homes (for the young), low maintenance studios (for the newly retired), as well as more affordable larger homes for those who are in the middle of their prime family years. I don't really think it makes sense for Saratoga to prohibit these types of buildings. There are a ton of older, retired people who'd like to get their equity out of their homes but don't want to leave their community. Additionally, there are people desperately waiting to buy a home, but there is no inventory. Offering 4 units per single family, if done correctly, can be very good for a community for so many reasons. 4) Finally, I'd really like to see mixed-use. I'd like to see new (higher rise) buildings in all the commercial zones - I'd like to see retail/restaurants on the bottom, with smaller/more affordable (even micro) condos/apartments (for sale, not rent) on the middle floors and then large roof top bars/restaurants on top of the buildings. I don't want to keep ugly, old run-down downtown areas just because Saratoga has always had them. They are empty & they aren't producing the type of investment we'd like to see/have in a downtown area. And, as much as the arguments continue to claim we are a sleepy town the fact of the matter is that we are absolutely at the heart of nearly 3/4 of the businesses making money in the world today - the fact that every single one of these buildings isn't at 100% capacity and filled with thriving businesses speaks to how poorly the current infrastructure and community plans suit either the businesses of today/the future or the current residents.
- 1) WRT down town development: Can you post on the web site if mixed-use development is being considered or if is TOTALLY off the table. What a fabulous place to create homes to improve

- ABAG approach has been entirely ineffective at solving the region's housing crisis. It needs to be scrapped entirely. We will never achieve the housing goals for the region if we continue to rely on this ineffective system. It is a boondoggle and counterproductive. Housing should be located close to jobs and transportation, not in suburban communities like Saratoga. All of our commercial land in Saratoga is being eaten up by residential development which means people have to drive further for jobs and services. The RHENA system is bad for the environment. I would support West Valley on campus student housing, expanded senior housing options and expanded artist residency programs; both market rate and low income. I also think we could do what ever we can to encourage small secondary units in existing and new single family homes. I have suggested during the last housing update, that we could re-zone the HWY 85 corridor for housing. Building housing over the highway right of way would reduce noise impacts from the freeway and re-connect the neighborhoods that were divided when the freeway was constructed.
- Add more retail like chain restaurants that are affordable like Los Gatos. Public transportation to Light Rail and along Highway 9 to Saratoga or a Free Community Shuttles to Los Gatos West Valley College El Paseo De Saeatoga running every day from 7 AM-9 PM weekdays and F-Sat til 11 on a frequent schedule.
- Adding an additional 1,700 housing units would change the scenery, and traffic in our beautiful city. The beauty and public schools is what drew us here.
- Adding more people, cars, and structures can only degrade the quality of life in Saratoga.
- Additional housing of course should also take into account public transit and the impact all this new housing would have on traffic. Adding this much new housing will could generate a lot of traffic, which may make it more time consuming to get to WestGate mall area for shopping, etc. So, it could well make sense to also enlarge the shopping options at Argonaut Shopping Center, etc. so that residents don't have to travel as far for routine shopping/services.
- Any increase in density needs to consider parking and traffic impact.
- Any purported methodology to establish housing "needs" and mandate fulfillment via a "realistic" plan is patently unrealistic. The mandates on offer inevitably require existing property owners to sacrifice value without compensation. This is contrary to the constitution of the United States. "Needs" for any valuable commodity will always be greater than availability according to basic economic theory. "Adequate" housing at affordable prices has been unavailable at least since Mary and Joseph were turned away from the inn in Bethlehem. Price, profit, and a free market are the best available tools for meeting housing needs in a "realistic" way. City officials, if they are unwilling to initiate legal action, should at least refuse to engage in illegal behavior. If the state presses its mandate, victimized property owners are likely to mount legal action.
- Are you guys crazy? You are going to butcher what were once lovely towns to live in. (Saratoga, Los Gatos etc..) take a stand!
- As a resident, i want any specific proposal to be clearly communicated well in advance. Also, most of Saratoga residents treasure the nature scenery as well as the single family neighborhood. If changes have to be made to provide more housing, we want a clear zoning which defines the high density areas away from (with a gradual change) the SF neighborhood.
- As also implied by the above rankings, a distinction should be made between different parts of Saratoga. Preserving the hillsides, both for aesthetic and practical (fire, utilities, etc) is a goal, but that means that we will need higher density in other parts of Saratoga. Some areas, such as downtown, perhaps the area near Saratoga/Cox/Lawrence would need to be higher density than

will impact the city's ability to respond and support residents. We need a bigger downtown so higher buildings should be allowed with underground parking. Developers should be required to contribute with any new building permit granted.

- Consider impact to schools and traffic
- Consideration of impact on schools, school funding. Consideration of traffic, transportation impact? Where do these fit? Impact on city tax revenue?
- Construction must be tied to the availability of Water!
- Creating mixed-use projects should take place in existing commercial areas such as Quito commercial area. It is ok to update existing commercial locations such as Argonaut to mixed use. We should not turn downtown Saratoga into Santana Row, but we can update the area with additional mixed use locations.
- Creating multiple egress options in the event of fire.
- Developing in the Wildfire-Urban Interface should be a last resort. There is a responsibility that goes with living there to protect against fire that would be more difficult to achieve with high-density housing. Additionally, the roads and utilities in the hills (phone, power, gas or propane, internet, etc) are not currently well-suited for supplying a higher number or density of homes.
- Developments should have minimal traffic impacts on existing neighborhoods. Water availability should be evaluated when considering a development.
- Do everything you can to avoid or at least postpone and minimize this. To the degree this MUST be done, build as few structures with as many floors as possible (like 20) and as many small residential units as possible (like 40 per floor). Build these in high-traffic and commercial areas. Seize vacant large footprint buildings like the old Orchard Supply building, demolish them, and build the tallest structure possible containing the most units possible.
- Do NOT construct any more affordable units. Do NOT provide diverse range of housing types to meet people at all income levels. Some areas in Saratoga already has affordable housing.
- Do not get wound up with "wokeness" and providing housing that is not in the general Saratoga character. Saratoga is generally a single family home community on a large lot. Other communities can provide gigantic apartment buildings and massive housing projects on postage stamp sized lots.
- Do not lose the character of Saratoga. If there is no reason to stay people will leave the area.
- Don't overbuild! Preserve the current beauty of Saratoga!
- Don't forget we are headed for all electric cars which need to be charged nightly and draw a lot of current. For high density housing, PG&E must put in the appropriate high density current capabilities. As it is now, PG&E has trouble delivering power at peak times and during high fire danger conditions.
- Don't let the mountain winery violate the acoustic element as it often currently does on concert nights. City is too restrictive with regard to landscaping and tree management
- Don't ruin the wonderful city of Saratoga!
- don't change single family zoning on existing structures.
- Downtown should be like small European towns. Four to five story housing over retail and restaurants. Insisting parcels be combined to create meaningful projects. Think small Pasadena type, Condos in size from 1800 to 2000 square feet. Elderly could move from large houses to downtown.
- Duplex or triplex may be able to replace individual homes in neighborhoods (not hillside areas) that are on lots larger than a third of an acre.
- eliminate exclusionary (i.e. single-family only) zoning

- Have any of the considerations taken into account the need for water, roads, schools. Our roads are already impacted; there isn't enough water and the schools are already at capacity. We have lost many of our grocery stores, and that is a crime.
- Having a general plan that includes lower-income housing and more retail options almost certainly means mixed-use. That might also be a good solution to Downtown being less than vibrant. Separately I think the City needs to get out ahead of planning for additional housing rather than have it handed to us by SB35 or similar legislation.
- Having grown up in a small, socioeconomically diverse town, I've experienced how folks of varying financial levels in a smaller civic setting can create a citizenry that is more cohesive and mutually respectful. I believe this creates a healthier, more enriched community which I think Saratoga can achieve if we all get involved. From the HE videos & the Joint mtg on June 2, I sense this is not a "there goes the neighborhood" situation, because the HE can help us house more regular folks like first responders, teachers, domestic workers, etc. who are financially prohibited from living in the community where they work. I hope the City/HE personnel clarify how this can be accomplished through this process.
- High density development creates traffic issues, safety/crime issues and the necessity for building additional schools. Not interested in boarding schools for students or any other type of student housing. People work hard to afford to live in Saratoga. Their property values should be protected against the urban sprawl syndrome.
- Higher density, multi-story at lower elevations, eg, along creek lines would mitigate view loss. Can we follow Piedmont and annex or otherwise acquire neighboring areas to use for higher density housing?
- Hillside restrictions should be loosened, not all Hillside slope is the same. Density should be increased
- Housing decisions must be made at the local level. City leadership must fight attempts by state and federal agencies to mandate any housing decisions. Also, the county water authority recently advised us that we must reduce water usage by 15%. How can we possibly do that if we add another 1,700 homes?
- Housing Element Content Optimization - Most of the presentations seem to be repeating the same content in Videos 1-5, wondering if City Manager can share about the impact of new housing on 1. Saratoga Population Growth Patterns 2. Traffic Flow Patterns - For each of the potential housing inventory sites 3. K-12 Schools Existing Capacity & Additional Needs
- How about banding together with the other cities that have unfair RHNA allocations and launching a lawsuit to fight this injustice?
- How and when are you going to solve the shortage of water and electric problems for these new developments? San Jose water company rates are so high, will the single families have to pay for the subsidies for these new development for water and electricity?
- I am concerned about the increased affect of traffic with proposed increase in housing. 3 - 4 story mixed/unit properties would seem to be a possibility, but only in existing commercial areas would seem feasible
- I am OK for creating mixed-use projects in the community but only to 3 stories maximum.
- I am seriously concerned about the building of so many housing units when we are having such terrible water issues. Where will the water come from for all these additional dwellings? What will happen to the ambiance of Saratoga with all the additional traffic? What about safety?

- I believe we should push-back and fight (including legal/court action) the State/County Gov. dictates to force fit more housing in our community where our infrastructure is already being overwhelmed by the increased demand on water, power, sewer, road, etc. infrastructure. We are already seeing more and more traffic being diverted onto our neighborhood streets because our major road infrastructure is insufficient to meet the demands cause by the greater influx of people, and forcing more housing will only make this worse. I want to see the plan to upgrade the infrastructure to meet this influx put in place before new housing development is forced on us. Also, who is going to pay for all of this? I don't want to have additional taxes assessed to meet an arbitrary state mandated number of new dwelling units, and I don't want to pay for any subsidies that would be required (Whose interests are our state and county representatives responsible for promoting if not the existing residents?). This demand is being driven in large part by large corporations that don't care about ruining our neighborhoods that we have worked for decades to build and maintain; will we be assessing additional taxes on these businesses for the necessary upgrades to the infrastructure, or just allow them to maximize profits and hand us the bill for the urban sprawl that they are propagating? I do not want our city or area to become another LA, and I believe we should fight the state and County Governments to require that any mandated growth be intelligently planned so that forced growth be accompanied and preceded by the necessary infrastructure upgrades consistent with the arbitrarily mandated increases in housing.
- I do not agree with allowing property owners to subdivide their lots to build multiple houses on them Part of Saratoga's beaucolic look and feel are the larger lots and open space preserved that does not allow for the feel of congestion and crowded streets and increased traffic.
- I do not believe that we need more housing. It is not right to mandate more housing when owners bought their homes here because they love the area, the beautiful hills, the peace and quiet. As it stands, our town will be gobbled up by greedy developers who care little for existing ownership. The almighty dollar is what is driving this "housing crisis" Developers win.
- I do not support a state mandated building quota.
- I do not want our shopping centers to be knocked down just to add townhomes. I moved here because of the single family home feel. I also think we should ensure more homes get added to Saratoga high school district, such as the Quito area in Saratoga.
- I do not want to see the character of Saratoga change. I have lived here off and on since 1958! Because I am not great on the computer, I could not rank list the above. 1. I want to maintain the single family zoning that presently exists. 2. I prefer one storey houses; 2 storeys maximum. 3. We should not be building in the hills above Saratoga. This is not wise, given the fire hazard and drought. 4. We need to preserve existing commercial locations with grocery stores within walking distance of the village. The village needs a grocery, book store, hardware, pharmacy. That is what Saratoga had, and has lost.
- I do not wish to see high rises in Saratoga. 2 stores max. I do not want apartment renters as they dont pay property taxes towards schools. Adding mixed used buildings in the commercial areas is absolutely fine. But the condos or homes in the mixed used areas must be owned, not rented.
- I do not wish to share my userid and password but I spent all this time taking the survey.
- I dont like it and we should stall adding housing because of lack of water.
- I dont want multiple ADU units at one residence and apartment buildings on a residential street. We want to retain as much of the open space in Saratoga as much as possible

- I just fail to see the need to build more homes. Saratoga is beautiful as it is, and adding more construction will destroy this unique charm. The city should push back on the state's demands to build more housing.
- I object and disagree to the plan for over 1,700 new homes to be built in Saratoga between 2023 and 2031 at all income levels. Saratoga is historic town. Having low income families will make the city unsafe and undesirable to live as well as decreasing the quality of good school. Parents help participating school activities that is why Saratoga school is a good school. Low income parents will have no time to pay attention to school activity and support the school, quality of the school will be negatively impact. Consequently, Saratoga housing value in Saratoga will go down.
- I oppose high rise and high density housing development. How many stories are allowed above the ground floor commercial uses? Would retaining a practice of generally limiting building to 2 stores be applied to these mixed-use complex? Would ADU units be counted as affordable housing units since the occupants probably are under the low income level? Does providing a diverse range of housing types mean giving up the density and zoning like what Quito developers are doing? By approving requiring more affordable housing, does this give more freedom for the developers?
- I personally find high-density abhorrent to our city. The views and vistas we enjoy in Saratoga need to be preserved. California's population is declining as is the national birthrate. This massive development is WRONG on many levels.
- I think limits to growth should be considered as part of the plan. The only option should not be: Continual growth ending in degraded living conditions and ambiance.
- I think mixed use with multiple stories makes a lot of sense. And, building in WUI areas is also likely necessary
- I think some of the height limitations for existing neighborhoods to remain single story dwellings is too restrictive
- I think that the premise of this initiative was formed before the pandemic. Many people can work from any location now. Remote working is acceptable as never before. Rather than making areas denser it is now ok to live in rural areas and not have to commute to work. This changes the premise of projected housing needs.
- I think the city should be creative about how it zones for new housing- for example, there is a lot of space around our public schools that could have condos and apartments built and rented out to school staff only.
- I think the idea of putting housing above commercial locations is good, but anything above two (possibly three stories) seems like it would diminish our rural location and beautiful hillsides. The beauty of Saratoga should not be ransomed for state mandated building. I believe we are already over building in Santa Clara County. (Also not enough water!)
- I think this proposal is completely unreasonable for the residents of Saratoga.....resembles a bad dream.
- I think we have to get ready to have the State set laws to overrule our local resolutions and laws to preserve the current character of single family neighborhoods. If they do, then what are we willing to adapt to? Multifamily homes on lots that are on corners of two streets? Three or four story buildings with underground parking? Multifamily homes near the bus depot at West Valley College? Multifamily rentals on large church lots (the church can oversee the maintenance of BMR units)? Multifamily homes on our three major streets (Saratoga, Saratoga/Sunnyvale, and Saratoga Los Gatos)?

- I'm very upset that Quito Village will no longer be a commercial property.
- If low income housing is required, I would prefer if they were rentals and people working in the city like teachers, would be top on the list to rent them.
- If our water company thinks we can support more building, why do we have drought restrictions being imposed? Less building, less use of water - isn't this common sense?
- If the State of California, the County of Santa Clara and the City of Saratoga cannot guarantee enough water and power for current residents - supplied at rational rates - ALL development should cease until. PERIOD.
- If we have mixed use how do you limit the buildings to be not higher than 3 stories? If developers met the affordable housing, does the city lose control of the density of housing. We do not want a repeat of Quito center.
- If you take away the shopping center people will have to drive to other cities to grocery shop etc. You already took Quito away. That site offers everything hardware store, bank, pet store, grocery and the best part is that I can walk there. I'm just about to retire and I enjoy being close to the shopping center.
- I'm a proponent of affordable, senior-friendly, mixed-use development. Some commercial areas or edges of residential areas could be redeveloped into such development. Saratoga has an aging population and needs to support independence of senior residents. By creating denser, walkable communities, Saratoga will better retain its valued senior residents, while improving their quality of life. The Housing Element Update must allow for creation of substantial mixed-use development. In addition Saratoga needs to ensure affordability to allow members of our community to live here. Our first responders, teachers, librarians, and community college students deserve to have affordable housing in Saratoga. Currently we have little to offer these integral community members. The Housing Element Update presents a precious opportunity to mandate creation of affordable housing in new developments. We must seize the opportunity to help our community members.
- I'm glad to see that Saratoga is prioritizing different types of residential buildings, because I believe we need to have a more diverse population and certainly a more diverse population in our school system. This type of building plan will help with social issues such as racism and will help all of us understand each other better because we will be living closer to each other.
- In Sacramento, where I previously lived, the city allowed duplexes on the corners of streets. So it maintained the single-family feel while allowing smaller units for seniors or young families in growing neighborhoods. What available land do we have to add over 1000 homes?
- Increasing the height limit for mixed use buildings - stores on the bottom and living units on top - would be reasonable. But will parking then be an issue? or will underground parking be an option as well? Argonaut shopping center has the only grocery store in Saratoga since the little market in downtown went out of business and Gene's closed. If 90 units are put in where Gene's was (the commercial area in this development is really non-existent from what I hear) what will be done at Cox to handle the additional traffic? That big field where the pumpkin patch and Christmas trees are could be used for housing, but again how will Saratoga Ave handle that traffic, along with what is being done down the road at El Paseo? If you did a Santana Row thing in downtown Saratoga how will the traffic on Big Basin and Hwy 9 be handled? and again parking is always an issue in downtown Saratoga, so if you make it "bigger" with more housing and stores where will people park? I know in Los Gatos off of University there are apartments down the side streets, maybe a lot of the units can be put in that way, nested somewhere in Saratoga. There are units down 4th street, is there room

like that elsewhere? If there was half the number of units, space could probably be found, can this mandate be renegotiated??

- Is there a common ground at city level to agree this state enforcement? It's better to have majority of agreement across the current residents before taking any further action.
- Is there a way to incentivize the construction of ADUs? Many Saratoga homes have one or more acres and could easily have an ADU.
- It is disappointing to have to put the community through all this, and have the liberal politicians and bureaucrats running the state and ruining our nice community!
- It is hard to imagine the current infrastructure supporting any more homes in Saratoga. Please consider that we love this place, and would like it to stay semi-rural.
- It is not right that requirements for housing are imposed on our city from outside the Saratoga community.
- It is our responsibility to zone realistic housing alternatives (other than Single Family Detached) to diversify the housing stock in Saratoga. There are wonderful examples of how to densify existing neighborhoods. Housing will NEVER be attainable for our children unless we increase the supply. Remove the barriers in Saratoga that limit development to what is already general planned. Preserving character are code words for "keep us a wealthy and privileged community." Rental and multi-family homes should NOT be a bad word. The strongest communities have a diversity not just in race, but ages and incomes as well. Our schools NEED families to be able to move in and afford Saratoga.
- It is quite selfish and not inclusive when we want to limit the city to certain income types/classes. We want our schools (not just Saratoga School District) to be the best, but its hardly fair when only rich people can afford to live here. It is only fair that our teachers, healthcare workers, maids, gardeners and other hardworking folks can also live in our city without having to commute 1+ hr in traffic. Look at our schools and they are screaming for diversity (where are the Latinos, African Americans and even Caucasians for crying out loud). We need to do better.
- It is ridiculous to think of adding this many houses when there is not enough water and ongoing fire danger.
- It seems to me that the state requirement of 1700 new homes in Saratoga is beyond ridiculous. I understand that this is a state mandate and little can be done to fight it. First concern: Where in Saratoga and what manner of building could even conceivably fall into "affordable housing"? What defines "affordable housing"? Second concern: Developers will use the housing element as a tool to drive their own profit agendas that are not aligned with Saratoga's residents.
- Just because the State has these requirements doesn't mean Saratoga has to accept them. Each city must evaluate State recommendations and policies as coming from people who have no direct knowledge of our city and it's culture and history. Not everyone can live in every city or in a particular city they desire to live in. Where you live is determined by where you work, your skills/interests, your financial well being. These are in part determined by your level of education, which contributes to what you can afford.
- Keep the character of the city. No high rise buildings Maintain safety
- Land and housing speculators have destroyed any commercial businesses from El Paseo Center and Cox Ave (Former location of Gene's Market). Why can't they construct affordable housing there? What maximum home value qualifies as affordable housing? I live in the flat part of Saratoga in a 40

year old home and my insurance company (State Farm) considers (at least one year ago) the replacement cost for my home to be \$350+/square foot, with the assumption that I own the lot.

- Lets keep the Saratoga charm and comfort of living in this neighborhood
- Lets make Saratoga a more inclusive and diverse place to live. The high cost of living and this no new housing push makes us seem exclusionary and snobbish. We can do better. What if we were an actually progressive town that prioritized making housing more affordable?
- Let's develop mix-use around existing areas like Prospect / Saratoga, but also, let's make sure they are not too tall. We need to be mindful of the traffic impact.
- Let's make Saratoga a vibrant living, working, shopping, and tourist community instead of a dead town stuck in the 1950s. Instead of sticking our heads in the sand, let's welcome and shape the new housing to support a vibrant, business and community friendly city like Campbell or Los Gatos. There is nothing special about our current downtown that is worth preserving.
- Like Los Gatos build the units on the border with other cities.
- Like the idea of Big Basin being more like Santa Row. That way, we have it all. You will need underground parking, however. This keeps the city rural, which is why all of us chose to live here.
- Limit 2 stories to single family home residential - and increase the square footage of what's allowed and curb the power of naysayers when someone submits plans for this. When we tried to add a second story on our 1900 sf home all that would be allowed would be an ugly cracker jack box on top of the existing home, so we didn't do it. When a home sold across the street from us that was ugly and hadn't had any updates in 50 years the new owner had nice plans to tear down and put up a nice 2-story unit but 1 neighbor complained so much and the cost to the new owner for special planning meetings was so great the gave up and settled for something a lot less than desired. 3 stories in "the village" would be great and more activity and breathe some life into that dead horse.
- Love the idea of adding new homes and making it more affordable. Today Saratoga is ridiculously expensive there is so much churn on the people living here and then leaving. City must approve this plan irrespective of the very influential negative comments. Additional housing I believe we have a lot of waste land that could be useful. People who disagree are just too selfish and wants to maintain the so called status which is pathetic just simply empty.
- Maintain the charm.
- maintain the culture in Saratoga is most important.
- Mandating housing construction is not democratic. People generally choose where they live based on desire and personal circumstances. Long-term residents have a vested interest in preserving the status quo and should be accommodated to do so. In a time of drought, wild-fire danger, rolling blackouts, and crumbling infrastructure we simply do not have the bandwidth for expansion now. With so many issues facing us, focusing on a housing priority is unrealistic.
- Many families in the community have let their yards go to hell. This makes Saratoga look like a slum. The city should enforce minimum standards for property maintenance.
- Many lots in Saratoga are 1/3 acre or larger. Allowing sub-dividing of properties such that the resulting lots are at least 1/4 acre would allow many more building sites. Add to that increase the option of Accessory Dwelling units (ADUs) and the result is a considerable increase in housing. Or, increasing the allowable size of ADUs would also allow population density increases without becoming burdensome. My own lot is 2/3 acre and could be easily divided to a mix of two 1/3 acre lots -- with views. My neighbors can do the same. Adjacent lots across the street are currently only

10,000 square feet (~1/4 acre). Other cities - e.g. Carmel, CA - have much more dense housing with no detriment to quality of life or value of property.

- Mixed use development is the best way to get diverse living and working environments.
- Mixed use in shopping area formerly occupied by Gene's Grocery? Mixed use in Village? Multi-family units adjacent to existing shopping areas & along major street routes (Saratoga Ave, Saratoga-Sunnyvale Rd)? Mixed use in commercial area on west side of Saratoga-Sunnyvale Rd in area including Jake's Pizza?
- Monte Serena built what they call some affordable housing & they have not sold any of their units on the LaHacienda property. Property is so expensive as in Saratoga that no one who needs affordable property can afford a property even with the discount.
- more update about density of HR
- Most residents of Saratoga moved to this community for a less crowded, peaceful environment. We made sacrifices to be able to live here. Building multi unit complexes in what are now primarily single family home areas affect our property values and lifestyles. This is unacceptable. Are Woodside, Atherton and Los Altos Hills being required to build the same proportionate number of housing units?!?!?
- My family moved to Saratoga because of the schools and small town feel, with primarily single family homes on larger lots. We did not choose downtown San Jose or San Francisco with their different types of housing.
- No
- No apartment complex
- no high density housing
- No housing units on Saratoga Avenue. El Paseo is scheduled to have high density housing installed so Saratoga Avenue will become unusable.
- No multi story buildings at all in the Triangle. Multiple stories in the downtown like a Santana Row type is okay. Make offices spaces smaller and incorporate housing into these places, like intersection of Cox and Saratoga Ave, there is expansive office buildings, and in front of the fire station there is office space that could be repurposed. The non essential commercial real-estate downtown, can be changes to housing and add a plaza in downtown and have studios in a mixed use for young and seniors by the Wells Fargo where the old supermarket was. Only build small ADU in the WUI but not multi housing units.
- One problem the city needs to solve is traffic, where to place the new housing and what street improvements are needed.
- One solution that may encourage building of additional housing would be to offer financial incentives to single-family homeowners to construct new Accessory Dwelling Units on their existing properties. The rent for these units would be less than for a full size house in the same location, and would be appealing to local tech workers, students, and other people seeking a smaller unit (1-2 bedrooms/1-2 baths) for long term rentals. Adap
- Optimal strategy to meet the housing unit number would be large condo/townhome developments near the wineries; if you destroy what we worked so hard for, we will vote all of you out first chance we get.
- Our neighborhood is already changing due to people flipping houses and building new homes that dont fit the neighborhood. Im concerned that the Character of Saratoga is changing. Losing Genes market and the future development on that lot is a great concern.

- Pacific Retirement Services has submitted a Master Plan to the city. City reduced the requested amount of new independent living units from 82 to 52 because of the "generally limited to two stories" zoning policy. I believe the SCCFD can handle taller fires with a modest increase in equipment costs. Please consider adding back the 30 units that have been cut from the expansion of Saratoga Retirement Community, and also broadening the zoning for other parts of the city.
- People chose to live in Saratoga due to its more rural character. The lack of sidewalks and street lights are an important part of the character of our city. Larger lot sizes and more open space is one of our most desirable assets. No public transportation on most of our streets is in keeping with the character of our city. I am opposed to ADUs built as rental dwellings but accept their use for family members, particularly elderly parents. This would not add more traffic or burden our resources. I also feel building smaller homes for seniors might encourage selling of many homes in our city occupied by only one senior citizen because they do not want to leave their home town. This would make large homes available to families wanting to move to Saratoga. Builders would need to be encouraged in some way to build homes that are single story and geared to seniors and with services close by, ie grocery store, restaurants, services that would be in walking distance for seniors who just need to downsize but stay in their community.
- People come here for the great schools, but now there is declining enrollment because families can't afford to live here. We have many friends with young families who are dual-income, had a desire to move to Saratoga, but could not afford to live in Saratoga, and instead moved to Sunnyvale and Campbell instead. They are smart, college educated, hard-working, and high-income families. Those cities are getting more and more of these families while Saratoga misses out by keeping with the status quo. Also, the many single family houses in Saratoga look old and run-down. More & newer high density housing - such as multi-family townhomes - would spruce up the look and feel and attract more businesses. Also, increases safety. When I look at the crime in Saratoga, it is mostly targeted at the sprawling single family homes. Meanwhile, my townhome community rarely has crime. All the neighbors know each other and look out for each other. There are many young families in our townhome community where kids play together outside. That's probably how Saratoga was 20 years ago when most the single family homes contained children. Mixed use development could go a long way to bring new energy into Saratoga, the way Los Gatos and Los Altos have thriving and vibrant downtown districts without sacrificing the character of those cities.
- people want to live in Saratoga bc of the rural, village look and feel; good schools; quality homes with yards large enough for families to gather and kids to play; peaceful neighborhoods; owners who take care of their properties and thus retain the quality of the city. thousands of housing units have been built within 10 miles of Saratoga and remain empty as rents are very high and not affordable for lower income people. building a lot more of the same will not help house the most vulnerable and there is very limited public transportation or large shopping centers/amenities to support a large number of incoming residents. if Santa Clara County is serious about affordable housing then it should lower/subsidize the rents on the new vacant apartments already built in public transportation corridors - don't make cities build more of the same.
- Perhaps parts of the Heritage Orchard could be used for new housing (say, for seniors), in a strip between the Library and Sacred Heart church. Quito Village also seems eligible for some "dense" housing. (We sorely miss Gene's)
- Planning the land use is not just a function of what price range of housing is provided, but transportation and other facilities. Low income units are likely to require mass transit alternatives

as well, with private cars being less likely. You can't plan one, without the other. Additionally, The only way you could get low income housing in the area is to go straight up - way up.

- Please build more multihousing units in saratoga rather than single family.
- Please consider building housing on the vacant lot near corner of Saratoga Ave. and Cox Ave. as well as at Gene's Quit Market area. Less problematic going 3 stories there as there are tall trees and a creek adjacent. Hope newly approved Dementia Care facility near there will count as housing units as well.
- Please consider that residents have chosen to live in areas without a lot of traffic, including traffic from out of this area, and if in a single family home or a duplex, a truly residential uncongested area, that allowing a SFR to be replaced by a multi unit housing / apt building with tenants that have no ties to the area or community standards & cause traffic is severely impacting the quality of life that people have chosen & paid for without regard for them. I know there are CA requirements coming, but there are areas within Saratoga that are more appropriate for such new housing than long established SFR areas.
- Please discuss covid19's impact on shifting work and commute patterns, and push back on state mandates.
- Please do not allow the stringent rules to protect our trees to relax in any way. The character of Saratoga is based on it's rural and wildlife community.
- Please do not make hillside and wildfire areas even more dangerous by increasing density in those areas.
- Please dont add affordable housing as it increases crime rate
- Please don't ruin the character of our city.
- Please ensure that Policies for below market rate will not house registered sex offenders.
- please go with the public priorities
- please keep Saratoga a primarily single family residential area. The high-density housing does not fit Saratoga and. They are better suited for larger cities like San Jose.
- Please keep Saratoga semi-rural. It's a very beautiful city and natural areas should remain that way. If construction has to be built, then please build over the shopping strips and churches (there are too many of them).
- Please keep the quality and the character of the the community the same. Please respect our intelligence and don't tell us it won't change things. Even your list of priorities is filled with one-sidedness. Instead of asking us what we believe the priorities should be you give us 8 options 5-7 of which many, many people would not even consider if it was not listed as an option. You will then use the results to say what people want based on the preferences listed - - when they are your preferences, not the people's. For example you phrase one priority as "Limiting growth in hillsides and areas at risk for wildfire" without giving an option to build in the hillsides. Clearly the way it is phrased you are telling people they are bad if they want to build in the hills, so it is not even an option. I am not necessarily saying that more growth in the hillsides would be a good idea, but by essentially saying if we do this they will most likely burn down (by phrasing it the way you did) rather than phrasing it "Would you be willing to build on the hillsides if steps for fire prevention were taken" would be another way to phrase it. Clearly there are are certain results you want from this survey based on the way you have phrased it. I did not complete the priority list because to do so would force me to place something in the #2 slot when I don't think anything should be in the number 2 slot. I would consider a couple of other options but by putting one of them in the number

2 slot and a third in the number 3 slot would unduly emphasize its importance to me. So I opted to only list one. I assume the argument is that all of the proposed building/housing changes would be positive. If it was all positive why would they (the state) have to force us. In my opinion it should be the city's position to oppose the state mandate. Such a move by the state will bring down the property values and increase safety concerns here which constitutes a "taking" of property in violation of the constitution. The city should be fighting this mandate. The citizens of Saratoga have built and maintained this community for over 100 years without anyone telling us what to build or how to build. Push back on the state and insist that they build affordable housing themselves rather than force their will on us. There are many places where there is little to no housing. Build there. Those of us who have worked hard to afford to live here should not be cast to the side.

- Please keep the Safeway/CVS at Argonaut Center. There is no other nearby place for grocery shopping for people living on the west side of Saratoga/Sunnyvale road.
- Please keep the same neighborhood as much as possible Is there any way we reduce the number of new unit
- PLEASE PLEASE PLEASE Factor in traffic safety with all plans. These roads can barely handle the amount of traffic now. Also with Hwy 85, Lawrence Expwy, Hwy 9, and Quito Rd all serve as "cut throughs" for surrounding cities adding to our congestion. This would be #1
- Please preserve the semi-rural upper scale neighborhood as much as possible, and limit high-density development to protect the environment. Multi-family and townhouses should be limited to the Villages by converting the area into a mixed-use community.
- Please stop adding housing to roads that are at or over capacity. If we are going to add this many houses then the traffic situation must be addressed. There are already some severe problems with capacity and speeding. This is part and parcel of adding more people and cars.
- Please treat all of Saratoga the same, not higher priveleges for hill sides of Saratoga.
- PLEASE we need another grocery store in town. Genes is missed. We have one actual grocery store excluding Sprouts and TJ. Los Gatos has 4 excluding TJ.
- Please, please, please, please, do everything in your legal and lawful power as City of Saratoga staff and elected officials, to preserve the single family detached zoning of Saratoga, while complying with all state laws, but doing everything to preserve as much of the semi-rural appearance of Saratoga. Please follow the legal strategy of cities such as Portola Valley, and Woodside to keep Saratoga semi-rural looking. As for affordable housing, more and more people are leaving the San Francisco Bay Area, for lower cost of housing cities, so housing costs will eventually start to level off in the San Francisco Bay Area, as the population decreases.
- Preserve Argonaut shopping center, do not build high density housing there. We have already lost Quito shopping center.
- Preserve saratoga characters.
- Preserve the character of Saratoga! That means keeping low profile buildings and as much foliage as possible. We don't want a big city feeling, but more of a small town feeling.
- Preserving the "character" of Saratoga that my family and I have enjoyed for over 50 years.
- Preserving the character of Saratoga Village is essential. There is scope for more efficient use of space that could help accomplish the goal of the housing element but given the historic character of the village area, overdevelopment or zoning changes would destroy its uniqueness.
- Priority ranking not working properly. In order of ranking: #1 Preserving current character of single family neighborhoods. #2 Retaining a practice of generally limiting buildings to 2 stories #3 Requiring

actually increases the value of Saratoga residents' current properties. Being able to build multiple townhomes or 2 SFHs + ADUs where one house currently exists makes the land much more valuable to a buyer. An average SFH in Saratoga is 50 years old and costs \$3.5 million (before renovations). Most young families with combined incomes > \$500k can comfortably afford a home in the \$2-2.5 million range, and prefer newer construction. Young families are an asset to cities - they spend money downtown, are active in communities, reset property tax assessments when they move in, and bring a younger energy and watchful eye on safety to the city's streets, parks & libraries. I grew up in Saratoga when 6 of the 8 homes on my street had young kids in the school system. Today, that street only has 1 household with kids that are school-age. Everyone else on that street is retiring in place. Saratoga could allow more multi-family townhome developments in areas currently zoned for single family - these areas can be safer because more families who know each other can look out for one another on their street. Provided development meets stringent fire safety codes, allowing higher density in the wildland urban interface area would be pragmatic. Saratoga could also allow for lot splits down to a minimum lot size (ex: 7500 sq ft lot), so larger lots could be better utilized. Lot splits that result in a new SFH + ADU (which would still cost \$2.5M+ new) would be a great way to create new housing options for younger families while retaining Saratoga's character and meeting the 1700+ home target.

- Saratoga is now already crowded, and should not make it more crowded.
- Saratoga seems destined to miss the 2015-2023 Housing Element target. What will the consequence be? If it is to miss the 2023-2031 target again, will the consequence be worse?
- Saratoga should not comply with the state on adding 1,700 units. If the state withholds money from the city then that is worth it to keep Saratoga's semi-rural character. There is nothing to prevent the state from requiring Saratoga to build another 2,000 units once the 1,700 units are finished in the years to come. Cupertino sold its soul years ago and now they have a crime problem, a homeless problem and has now become a smaller version of San Jose.
- Saratoga shouldn't be a generic community. It has a personality needing to be maintained. Mixed income housing is lovely but should fit into the culture and look of the community. We can be diverse without losing our identity.
- See below. We must go up in certain locations. Condominiums multi story.
- Should allow some larger lot to be subdivided
- Should build 3 stories in village..more life downtown
- Some of the parts of the survey did not work. I use a MAC.
- State should not dictate our city.
- State-mandated housing development in local communities is an overreach by State legislators. Local communities must retain local control over housing development. State legislators are pressuring massive, high-density development while ignoring massive climate change, declining water supply, degraded power supply, deteriorating infrastructure, adverse impact on local government and services. Prefer higher marginal state income taxes which can be redistributed to lower 50% income levels which would provide more housing choices to people vs. forcing higher density housing upon communities.
- Tell the state to wake up. State should NOT mandate housing units. The demand should promote construction! We have too many people in CA and forcing more housing units will increase costs, traffic, pollutions, congestions, accidents, etc.

not want to see skyscrapers in Saratoga. It would completely ruin the character of our city. Part of the reason we live here is being able to see the hillside.

- The housing should be distributed ACROSS THE WHOLE CITY!!! Not just loaded into one corner because it already has mixed housing. In other words, the "wealthy" areas of Saratoga should have additional housing too! "Preserving the current character" is a way of discriminating.
- The idea that Saratoga "needs" 1700 new housing units is completely unrealistic. With ever-improving remote working options and the expectation of continued increases in the cost of living in the Bay Area, planning for even more (state-mandated) housing in Saratoga is clearly a fool's errand. This strategy of "forcing affordable housing" upon all communities ignores the immense public subsidies this will require. Additionally, the community infrastructure (roads, police & fire protection, etc) needed to support such an influx of newly housed residents never seems to be planned for (and realistically costed out) leading to permanent & significant degradation of the quality of life for all residents. My \$0.02.
- The limited water supply is inconsistent with the cities growth projections.
- The priority ranking survey (sort 1 to 8 in importance) should really be two surveys, one on values for what is important for Saratoga's character, and the other on which strategies/tactics to meet the housing goals are most preferred. I like that Saratoga feels like a suburb to me, and not sprawl. I live on a street where kids can play on the street, where there are very few cars parked on the street, and where you can see the hills. The views, and trees, are important. None of the strategies HAVE to conflict with the above, but they all can. It all depends on how they are implemented.
- The property next to Marshall Lane Elementary School, how many homes are slated for that huge piece of property?
- The quality of life in Saratoga is generally based on single family homes and I would prefer to see it remain that way. I understand the need to add housing and would prefer to see a Santana Row model downtown. I have no problem with some development in the hills. this is a bedroom community and that's its charm. I don't want that to be lost. I do like the idea of mixed use housing and commercial....it's much like the European model and it works there.
- The ranking is difficult as some of the choices could work under certain circumstances. Older adults and students are NOT the same and shouldn't be combined. I welcome additional senior housing, multistory units if required, as I feel it's important for seniors to be able to stay in the communities where they have friends and family and familiar surroundings, or offer housing to seniors from surrounding communities. Preserving grocery stores isn't mutually exclusive to mixed use. We could possibly take the South end and North end of the Argonaut shopping center for several 2-story townhomes or condos, but leave the grocery store, CVS, ACE. Then there is the little area across from Argonaut which could be an entire row of 2 story townhomes or condos. The railroad section at Stg/Sunnyvale, while being an opportunity for multiple units, it would be a detraction to the local area if there was anything over 3 stories, especially if garages were put under dwellings. While I am not opposed to affordable units being "considered" in all development projects, I do not believe it should be a requirement. E.g., Would a developer who is developing two, adjoining, single family home properties be required to make one affordable, by the nature of splitting both to make three?
- The state mandate for "affordable" (a euphemism for "low-income") housing is a thinly-disguised leftist feel-good initiative aimed at destroying the quality of life for high-earning residents of the bay

- This is an incredibly difficult task, and one that we do not envy your taking on - particularly in an active, vocal, and engaged community like Saratoga. We hope you will seek to be wise for the long term benefit of our community and region.
- This is an unfair burden being placed on small cities like ours. The city of Saratoga needs to take a firm and strong position now to protect our cities character, otherwise we will lose forever the essence of what draws people to Saratoga. Saratoga is highly desired and valued by existing residents and by people moving in for its semi- rural charm. This needs to be valued and preserved.
- This is just not right. It will destroy the appeal of Saratoga. How will the city handle the additional schools and facilities required?
- This is not directly related to the Housing Element Update, but why is there no decent grocery store in Saratoga? We miss Genes Market. I have to drive to Los Gatos (Lunardis) or Cupertino (Whole Foods) to shop for groceries.
- This will harm the quality of life in Saratoga.
- To support having younger families afford to buy homes in Saratoga, we must increase the density where possible and move away from the need to preserving village look and feel to accept that Saratoga is a part of a bigger challenge in the Bay Area for affordable housing.
- Traffic and crime is becoming bigger and bigger problem.
- Traffic congestion is #1 concern. Community character (the feeling of a village) and neighborhood safety are #2. Creative use of existing commercial zones that can also integrate mixed-use housing makes a lot of sense to me.
- Traffic implications, particularly for hillsides, needs to be addressed.
- Traffic. The only areas with the road infrastructure to support more dense housing are the De Anza Corridor and the Saratoga Ave/Quito corridor north of Hwy 85.
- Ultimately, this is a fool's errand. We either preserve Saratoga as the pleasant, low density, semi-rural community of mostly single family homes it is (and has been since it was incorporated), or we join San Jose in the Wuhan-ization of the Bay Area. Congestion, gridlock, and rabbit-hutch housing we do not need. Your choice. (In California anything like this takes three times longer and is five times costlier than originally projected, so I'll be 105 when the first 20-story high-density apartment house breaks ground.)
- Use as many accessory units as possible to meet the mandate
- Use the shopping plaza where Genes Foods was located as a new hip mixed use residential development. Do something - anything! - to refresh Big Basin commercial strip without turning it into Los Gatos.
- Very concerned that parking be assessed before housing added. Granny units (if allowed) must be limited to on site parking and one unit per single family home per lot.
- Was the mandate for 1,700 DU made by the state legislature, or by un-named bureaucrats?
- We are against any further residential or commercial construction in Saratoga. The small town charm will be destroyed.
- We are fortunate to have a lovely place to live in. Building 1700 new homes is a wonderful opportunity to share our good fortune with others. We must wholeheartedly embrace it, be open and inviting to all demographics and economic status into our city.
- We are not impressed with the current council's response to housing. Rishi Kumar is the only member fighting to save and preserve Saratoga's rural setting for our future. We should be banding together with bay area cities and fight these RHNA numbers AND bills like SB9 and other insane

housing bills coming from our state govt. Evan Low does NOT support Saratoga and should be recalled as well as other Reps. who push these insane housing bills!

- We are not interested in new housing. It will create more crime and less safety for the elderly population.
- We don't want higher density. Saratoga is full.
- We have a big lot 3/4 acre with a perfect spot for a smaller house. Is there any way to split the lot so we could build one and have the new owner own the land too?
- we have a water shortage, horrible traffic and the 'crisis' does not seem as critical as the state legislature is making it appear. There are other ways to address the issues without causing long terms problems that elevate the crisis to and create more problems. Saratoga, unlike Cupertino and other nearby towns just does not have the space for more housing.
- We have lived in Saratoga for 30+ years because of its classic village style and atmosphere. Arbitrarily driving state housing rules like those will detract from Saratogas values. Keep Saratoga a village!
- We have no infrastructure to support these additional homes. How many of the new 1700 homes will be truly affordable -what is the pricing structure?
- We like the small town Saratoga feel..to put high rise and low income ruins the quality of living and the expensive homes we bought for the small town feel
- We live in Saratoga and thank God we enjoy the neighborhood We also understand that even our children as they finish college, they want affordable housing 1. We suggest city of Saratoga allow Buidling multiple stories for each family to provide housing for parents and children. Meaning parents who already own a home being able to build multiple stories to satisfy need of their family. If the land is big, divid the land to multiple parcels to build smaller homes for parents and children. 2. If you dont want to have affordable housing in saratoga, then help and improve other neighborhoods and schools so people dont want to al come to saratoga for good public school. And, No, private school is not a solution as their tuitions are outrageous.
- We need more housing in the Bay Area! Saratoga should do its part to increase both the amount and variety of housing available. We live near the Quito Center and I was disappointed when an earlier mixed use redevelopment project was rejected by the city. I think the concerns about traffic and changing character of the city are very overblown. I personally think a little more density for more amenities and diversity is a good trade off.
- We need more nice shopping centers with high end grocery stores and other conveniences close by. We need affordable water and utilities to accommodate these new houses. More shops, not more high density homes.
- We should never try to convert Saratoga into a city like Sunnyvale or Mountain View just want to squeeze in more people. Preserve City of Saratoga. In addition, city needs to improve general utility conditions, particularly road quality.
- We were attracted to Saratoga because of its charm and low density housing. It feels like living in the country with access to higher density venues such as San Jose where high rises and high density housing makes sense.
- We were very disappointed with the construction of multi million dollar units in Monte Sereno that are very congested. Hopefully Saratoga will not do the same thing?
- What are the concrete plant Lehigh contributions(air pollution) to building housing here? What about water? Older independent seniors want a walkable neighborhood, bring fewer cars

- What will 1700 more homes do to traffic?
- When I drive around Saratoga, it seems like most of the available land is built out. The exception are the hillsides. California is suffering from water shortage, fires and drought. Adding population and housing doesn't make sense. We only have one grocery store now in Saratoga. In Los Gatos with similar population, there are 5. Thinking about getting rid of existing commercial space hurts the businesses already here, and the people who depend on them. This needs to go through the Town's planning commission, not be fast tracked.
- When we are planning for more housing units in the city of Saratoga, its influence on traffic into and out of the city should also be taken into account. It gets pretty congested already on Saratoga Ave. Not sure how it can be resolved or stayed unaffected if the city needs to accommodate more housing.
- When you allow additional 1700 new housing units, are you going to redraw the Saratoga and Campbell school district boundary?
- where are the builders going to fit in 1700 housing units?
- While we could replace them with mixed used buildings, we need to maintain our commercial businesses so that residents have easy access to basic necessities. Our downtown area seems to be an excellent choice for such development and with increased residents in that area could add life and more to it. We need to be considering how to manage the increased travel needs of these residents, both with improved public transit and roads. Expanding housing in the hillsides is certainly worth examining, but would require major access improvements to facilitate the higher amount of traffic.
- While we might need more housing, we can't destroy the defining characteristic of Saratoga! Primarily single-family homes (less than 2 stories) with access to nature and green cover is important for us to preserve.
- Why does the city have to build so many homes, its B.S how can we fight this
- Why is Saratoga just rolling over and accepting that they have to build 1700 houses? There is not much available land in Saratoga. Building on the hillsides would be showing poor judgement. Push back against the State. Show your initiative. It is not responsible to add this many houses when there is not enough water, much fire danger and no room in the schools for that many additional kids.
- Why is the location at Saratoga ave. and Quito Road and HY85, have a one story limit? I call it the Saratoga Bermuda Triangle.
- Will the current Water shortage have any effect on the requirement to build more housing?
- With continued shortages of water, electricity and other necessities, how can anyone justify building 1,700 more homes here? This is insanity! We need to keep the state and federal idiots out of our local politics!
- With housing plan, need to consider roads, bike paths, and walking paths. Consider grocery stores, etc. within walking distance of new housing (i.e. mixed use development).
- With the push from the ABAG, the charm of Saratoga Will be lost---once done there is NO GOING BACK.
- With the shortage of water and electricity, how can the state possibly impose this! It's insane.
- With water restrictions I dont think any building should be added to Saratoga. I would resist building 1700 units for as long as possible.

- 1) Which commercial locations would be considered as possible housing locations (either mixed-use or other) 2) Plans to deal with increased traffic 3) How clean energy; water conservation; and green spaces will be included in plans
- 1) Why do we need more construction in Saratoga? 2) How are we going to organize to push back on the state's demands to build more housing.
- 1. Might the 1700+ number be modified if CA's population continues to decline post-pandemic? 2. What impacts could the HE requirements have on our public schools? How might funding be provided to accommodate more students of eg. lower financial status? (Might a wider range of family income levels avail our schools of more state & federal funding?)
- 1. Potential Housing Inventory Sites, Rational, Methodology & Personnel Involved 2. Saratoga Population Growth Patterns 3. Traffic Flow Patterns - For each of the potential housing inventory sites 4. K-12 Schools Existing Capacity & Additional Needs over 2023 thru' 2031 5. What legal options available to City ? Pls avoid repeating the same content again.
- 1. How can we limit the number of additional units that will be allowed as per the state directive (perhaps ~500 new units)? What legal avenues do we plan to pursue 2. How can we look at options to preserve Saratoga's unique characteristics for most of the areas -- consider specific and targeted areas to support new growth? 3. What kind of alternative housing can we consider to count towards this outcome (students, seniors etc)?
- 1. Impact of housing projects on public school density
- 1. Please take into account traffic management in and out of tight areas, such as the village and along HWY9 - putting substantially more housing units on these narrow 2 lane streets is not a good idea for bikers or walkers. 2. What is happening with the old Gene's Foods complex on Cox? That seems prime for 3-4 story mixed use and would feed into the existing traffic infrastructure well. 3. What is happening with the derelict strip mall in the village (next to Wells Fargo Bank and across from Rose Intl Food Store) - this also seems prime for a 3-story mixed use development. 4. Why not convert all of our commercial properties into mixed use zoning? These function well in other CA towns.
- 1. The variation in zoning recommendations across the city -- what varies, how much, and why 2. How will traffic concerns be handled for the different areas -- sometimes not addressed, but more often whitewashed away based on unrealistic premises which are never reflected back upon to make better assumptions next time. 3. How can downtown be revitalized.
- 1. What is the city's position? 2. What is the city's plan to preserve our existing city's semi-rural character 3. Can city appeal this undue burden ? 4. How will hillside residential with its wild fire risk areas, get treated or protected in this ? 5. Does the city plan to oppose hi-rise and hi-density development?
- 1. Where will the 1700 new units be built? 2. Does Saratoga have the infrastructure to support these new units? 3. How does the appeal process work?
- A map of where space is available for housing.
- A more convenient way to propose specific areas for consideration for satisfying RHNA. But I think Westgate West & Gateway are two obvious choices. Incentives to add ADUs and for builders to add mixed housing in commercial areas also make sense. Thank you for engaging with the community the way you have. I'm looking forward to hearing about the EIR plans.

- Adapting existing shopping centers to accommodate more multi-use options, including moderate income residential units, while retaining the commercial land use that generates tax income to the city of Saratoga.
- Add more objective building requirements to fight overreaching state laws like what led us to the Quito Village disaster. Please enforce existing quality of life laws. For example, I was woken by. gas leaf blower yesterday at 7:30am even with the new rule against leaf blowers, and the long standing rule limiting times of their use. I believe it was a commercial landscaper.
- Adding 1700 homes seems a bit nutty. How? Where? Why?
- ADU units to be allowed in properties.
- Are there towns in California that are in need of improvement? Possibly areas that are so abandoned, run down, neglected that they have been rendered useless or even dangerous? I know of no areas like that in Saratoga, but I know there are cities that have benefited from development of that nature. Are we in California using our resources in the best way possible? I know sometimes one person's "charming old " is another person's "dilapidated". Who said this would be easy or simple???
- Are we considering changing zoning for 1 acre lots to subdivide lots?
- Areas of development.
- Areas that could accommodate high density housing and how developers would be charged to improve essential services and school district. The new housing should be very green and be in an area close to transit and without parking to encourage individuals to use public transportation and avoid air polluting high traffic density. Zoning should emphasize green building and use of public transportation.
- As applicable
- As they become available, please share details or summaries about the Consultants' analysis of the potential/limitations of specific pieces of property. Also, consider factors that might allow higher density on specific pieces of property, based on public transportation or on-call services (Uber, Lyft, Zipcar, etc)
- available land, without removing schools, parks, or pathways, like Joe's trail.
- Ban the delivery of unrequested Saratoga news or any publication left in a driveway - make it by request subscription only.
- Besides the Argonaut shopping sight what are the other options. What about re developing down town Saratoga with stores on bottom houses on top. Downtown Saratoga currently has nothing to offer. Some stores went out and only wine places left. Why doesn't Saratoga make it more appealing like Los Gatos.
- Can the unused property of a Catholic Church in Jewish synagogue on prospect avenue be used for housing? Is it large enough for a Senior living center?
- Can we exclude wildfire areas from the RNA requirements?
- Can you cover what steps you would take to preserve the character of the community? I'm sure many of us who live in Saratoga moved here for the quiet charm, safety, and access to nature. Having lived in Saratoga for nearly 40 years, I can tell you that much has changed, but thankfully much of the character has been preserved. I worry that the additional housing units will change the city for the worse.

- Cant you folks fight the state on this idiotic plan. It makes no sense. They want to push inner city folks out into the suburbs and give them govt money to live in. What happened to working and saving your money so you could afford to move out of the crap hole cities and into the suburbs?
- City facts to put this in context: # existing housing units; expected population impact per housing unit; would rezoning REQUIRE destruction of existing functional, usable housing or buildings?
- Clarification of the consequences if we dont meet the state mandates, eg, does the state take over the planning department?
- Come and visit the beautiful Saratoga Retirement Community and decide how best to expand and preserve the green space.
- Commercial Districts and how they can achieve a large portion of the requirement. What are the potential revisions to C districts so that designs can begin now rather than wait another two years before we have revised criteria? The Saratoga Gateway Design Guidelines and how this document completely undermines the cities requirements and goals. This doc looks more like a residential HOA design review than a commercial district. How compromises must be presented to long-standing residents, that the community is changing and the Saratoga is no longer a rural town. How the C districts can absorb a large part of the mandate and possibly minimizing the idea of lot splitting, hillside development which just serves the upper incomes. How do ADU's really help when I suspect most are built to serve the upper-income homeowners who can afford to construct these units. Is there a requirment to rent these out? Does the city care or need to care at this level.
- Complete identification of all sites available for development including the possible number of homes or apartments that could be built there. THE issues in condemning existing sites in order to meet the mandate. Like condemning all of downtown Saratoga and rebuilding it a la Santana row.
- consequences of not meeting the 1,700 home requirement
- Consider pushing back on the "mandate" of additional affordable housing. Many cities are pushing back and we should too.
- Crime increase with low-income housing Parking Traffic Additional schools and parks Additional capacity at parks and rec classes and activities How can the city absorb 1700 households into the current infrastructure? Water, sewer, power, roads, schools, library, etc ?
- Crime prevention and law enforcement.
- Current plans and activity for the Quito Village and El Paseo properties - LET'S GET THINGS MOVING!! That's some prime space sitting there doing nothing!
- Ditch the two story ordinance as a way to get lots of new units in small areas. We need our cities to be compact and affordable such that valuable and distant farm land is not carpeted with living/retail spaces
- Do not just build up. This would not keep the Character of Saratoga. File a law suit against the State. This is a ridiculous requirement, with no consideration of individual cities.
- Do not let this be fast tracked, be responsible to the residents of Saratoga.
- Do Saratoga officials envision any "realistic" path to fulfill mandates without nullifying existing contracts, such as neighborhood CC&Rs, and ultimately causing property owners to sustain uncompensated losses?
- Do the schools have room for more students?
- Don't destroy the beauty or character.
- Downtown needs to be 5 story over retail and restaurants. Bonus for combining parcels for greater use and better design. Condos of 1800 to 2400 square feet would allow seniors to move to a viable

downtown option and sell there existing housing to younger families. Think European type small villages. That will make downtown a vibrant entity.

- Downtown revitalization
- Effect on traffic
- Existing planning and development guidelines. Plans for downtown Saratoga. Plans for general maintenance of shared infrastructure and space.
- Fitting in more houses is one thing, but how do we supply services to that many new units? Water and other utilities will have to be supplied and do we have the resources to sustainably supply to that many new homes? What about all the additional waste that will be produced? How can we make sure that traffic isn't doubled and commutes get that much longer? Already our traffic in normal times on city streets and freeways is awful and crawls during peak hours. Just look at Lawrence Expy, 85, 280, Saratoga Ave at 85 interchange, and De Anza at 85 interchange. Also where was the focus to add housing from the past mandates? I am aware that Saratoga has fallen short of that requirement but what was the plan for those required units and how many areas from the past plan are still viable as an option to add housing in the new plan?
- For a family who own a home in saratoga being able to build homes for their children on their land either by building multiple story or if land is large, divide land into multiple smaller parcels to build homes for their children on the land they already own
- Give a list of spaces available to build these 1700 new homes.
- Given that the goals for the last house element plan were not met what changes will be made to ensure we can meet the next set of goals, whatever they might be.
- Handling auto traffic
- Has Saratoga approached land owners to sell or use open land such as the Queen's Pumpkin Patch area on Saratoga Ave or open land spaces that are not being used (land next to Marshal Lane School, Novakovich Orchard or vineyards are Allendale and Chester)?
- Has the city staff created any maps of "potentially eligible" sites for at least some portion of the required 1700? What happens if 1700 is not achievable without drastic measures such a requiring sub-division of lots that already are developed?
- Higher density housing should be located on main arteries near commercial centers and public transit.
- Hope to hear and discuss more about the density of Hillside area, the limitation of 2 acres per lot is too restricted to meet current situation. wild fire of the weeds in HR area is a big problem.
- Housing plans
- How and when are traffic considerations going to be addressed? I am concerned about the impact on 1700+ new housing units on Saratoga's limited network of streets.
- How and when are you going to solve the shortage of water and electric problems for these new developments? San Jose water company rates are so high, will the single families have to pay for the subsidies for these new development for water and electricity?
- How are we going to improve the infrastructure to support this forced expansion? What is PG&E going to do to ensure adequate power resources are and remain available? How will we meet the increased water demands where existing resources are already stretched thin? How will we handle the increased traffic volumes that are already forcing traffic onto neighborhood streets? Who will pay for all this? What recourse do we have to request relief from the Government agencies that are arbitrarily demanding we take property rights away from our residents without adequate

compensation or adequate planning to meet the increased demands that the expansion will place on already overstretched resources?

- How are we going to prevent more SB35 debacles in our city? The developers of Quito Village are going to make almost a billion dollars on that project and we get 7 lousy affordable housing units out of it. This is only going to attract more developers who see an opportunity to make a lot of money because our city is so expensive to live in. Greed rules developers.
- How are you going to account for additional traffic?
- How can anyone justify 1,700 more homes when we can't support the water & electricity to the homes we already have? Is Saratoga suddenly going to get more water & electricity?
- How can California mandate further construction when the state suffers from long-term drought and water shortages?
- How can Saratoga fulfill and even exceed our targets for the next RHNA cycle? What if we planned for 3000+ homes instead of our current quota? I would love to see mixed-use residential and commercial in downtown Saratoga--that would make it more vibrant and charming, such as what Cupertino has done with Main Street!
- How can the schools handle 1700+ new students without building new buildings, and where?
- How can the semi-rural zoning, and single family detached homes be preserved in Saratoga, as allowing for high density, low income housing, will immediately lower property value for the any single family detached homes near those high density, low income housing properties. High density, low income housing will bring increased traffic, noise pollution, and eliminate the semi-rural appearance in the City of Saratoga. Please preserve the city housing element in the master plan, to remain a semi-rural / suburban bedroom community, of mostly single family detached homes.
- How can the state require the city to add more housing.
- how can we add so many units in such a condensed city? what about the safety, environmental, education, and traffic issues? Saratoga is a beautiful city with its unique lifestyle, it is our responsibility to preserve this heritage.
- How can we protect the trees and wild animal life.
- How city plans to supply water and utilities to all these new homes.
- How do they expect Saratoga to build affordable housing for those that need it with the price of land?
- How do they plan to deal with traffic? Water, water, water. And thank the 70% of the voters for voting Democrat, you all deserve what is going to happen when more lower income people move into bucolic Saratoga.
- How do we build a coalition to oppose the allocations rather than figure out how to accommodate 1700 new homes.
- How does each and every option plan to mitigate the significant negative side effects of congestion, pollution, water shortage, etc., etc?
- How does the city plan to encourage and incentivize the building of auxiliary dwelling units?
- How does the Housing Element takes account transport infrastructure (or lack thereof) ? There's very limited public transportation and only 2 lane roads at most so it becomes challenging to increase density
- How is the city going to force owners to build more homes vs adus?
- How is the city pushing back on the 1700 housing number.

- I do not support a state mandated quota. Let private enterprise do it and let the builders and buyers do it. Not state mandates.
- I don't want high density projects approved in existing neighborhoods
- I think it's necessary we know who wants to preserve Saratoga as is, and who wants growth!
- I worry how this project will affect the value of our homes, the safety of our neighborhoods, and the small town aspect of our city. And what about the water shortage? All those new units will need water.
- I worry how this project will affect the value of our homes, the safety of our neighborhoods, the quality of our schools, and the small town aspect of our city. And what about the drought -- adding all those new dwellings, which all will need water?
- I would be opposed to losing some of our great shopping areas like Trader Joes, Luckies, Safeway, Ace Hardware, etc. AMK
- I would like a better understanding of the State calculations to allot 1700 homes to Saratoga. This is 1%, but 1% of what? Why is Los Altos Hills also at 1% but that 1% is an allotment of some 400 homes? What is the current home count in Saratoga and what percentage of an increase will 1700+ homes add?
- I would like to have some of my suggestions above discussed and evaluated. This subject has come up many times but has pretty much been ignored. The housing that was built near Neals Hollow on Saratoga Sunnyvale Road would have been perfect for upscale senior housing however I believe there are very few single story houses. Being close to services would be very important for any senior centered building projects.
- I would like to know what are the potential areas in Saratoga that can be developed for future housing of 1700 units. I don't know if this information is already out somewhere but we need to make this more visible to residents of Saratoga
- I would like to receive more information about the legal requirements and the various ways that Saratoga can respond, ranging from a reduction in requirements to creative ways of fulfilling them that retain neighborhood homogeneity and character.
- I would like to see a detailed explanation of why it is so important to diversify Saratoga and what was the thinking behind the State's mandate. I have been studying this with a group for about eight months and it seems to me that people in Saratoga don't understand the broader reasons for this, and are therefore very entrenched in their views of single-family homes for Saratoga. If we don't diversify, we will become segregated ourselves, so please talk about why this is important to the state and to our city. Also I would like the city to address what is happening to stores that have gone out of business such as Gene's, and many businesses left vacant. I don't know if there will be time, but I'd like to know what the cities around Saratoga are doing in terms of their plans, as I think they may impact ours. (There is a rumor that El Paseo off Quito road is going to be turned into a 10-story apartment building, along with restaurants and businesses. That would impact the traffic into and out of Saratoga.)
- I would like to see the city present clear and concrete benefits of having diverse/affordable housing in the city. I believe that it is the right thing to do, but I don't necessarily have convincing arguments. The ones that I have: 1. It is difficult for young families to move into the city because of lack of affordable housing. 2. The lack of young families limit the enrollment to some of the area schools, especially CUSD. 3. Lack of diversity in our community, especially among different income levels. This limits the area employers' ability to hire a labor force with diverse skill sets.

Forcing employees to drive long distance will worsen the area traffic which is pretty terrible most of the time.

- I would like to see the survey summary. What are the gaps between our options and expectations?
- Identification of areas on edges of neighborhoods that could be rezoned or strategies to disperse rezoning in a neighborhood, such as every corner lot keeping the neighborhood from becoming solidly high density.
- If new housing is getting built, I would like to know where they are going to be built and also how they are going to be built to ensure that there isn't a lot of traffic choke points across the city.
- In addition to housing, how will city cater to the schooling needs, parking needs, traffic needs and other services that will be tasked due to the influx of a lot more residents.
- In addition to planning for additional housing, there needs to be a complimentary discussion of traffic and public transportation in and out of Saratoga. Residents without cars or with limited car availability are severely limited in their options to get to appointments, shopping and work. The one bus along Saratoga Ave and the one along Saratoga-Sunnyvale Rd. just doesn't do it. As our community "matures" non-driving options need to be available and convenient for residents.
- In addition to the above questions, I would like to add one more: If one has to meet the housing units, does it mean giving up the available green space?
- In addition to the above questions, please come to the beautiful Saratoga Retirement Community campus and see how expansion and preserve green space and be achieved.
- Increase density in hillside zoning
- Increasing costs of water and electricity. Any future plans for water reservoir? How to keep Saratoga green and trees alive.
- Instructions to select why we chose to live in Saratoga didn't work! Here are our reasons: scenery, quality of education, recreation, low density housing, semi-rural setting. Please join with other communities fighting SB35! There is strength in numbers.
- Is Saratoga committed to being part of the housing solution for the region or continue with their head in the sand - we like how we are and not prepared to explore a solution
- Is there a common ground at city level to agree this state enforcement by the majority of residents?
- Is there a proposal by city indicating where new housing can be built for multi-use, higher density housing? Streamline the ADU process which is too expensive right now for many home owners. Grandfather in ADU units already built and not permitted and allow them to count towards the Housing element allocation. Subdivide large lots to allow for more than one single family home. Allow multi-use development in downtown Saratoga and raise the height limit.
- Is there any way to avoid this mandate? We have lived in Saratoga for 48 years and hate to see the character of the city changed.
- Is there anyway of lowering the mandated addition of 1,700 homes?
- It seems impractical to build 1700 additional housing units in this small town. What are the possible solutions?
- It would be good to get as many specifics as possible on the current housing expansion plan in Saratoga. What housing plans are in-place or currently being discussed? Where are the 1700+ units going to be built? What mix of housing is planned in these places? The videos only provided specifics on one location, that being Quito Center and it's 90 planned townhomes with 9 of them being for low-income. That's a good start. Then there was only brief mention of Argonaut and Prospect. More specifics are needed. Once a plan is stated, then it can be debated/discussed. For instance, let's say

- Please keep Saratoga as the current suburb way which it should be.
- Possible locations within the city, and plans for affordable options.
- Possible proposals, especially the ones related to convert commercial areas to mix use as well as a more general zoning change.
- potential locations of new homes
- Proposed locations for additional housing
- Pro's and Con's of changing downtown Saratoga into a mix use environment? Where are possible sites for high density apartments and condos?
- Quito market plans
- Quito Project and contamination update, Traffic plans
- Quito Village underground water contaminated with vapors from dry cleaning.
- Relaxing zoning restrictions to allow sub-dividing existing lots that are greater than 1/3 acre in size. Also -- need to PUBLICIZE meetings well IN ADVANCE (Saratoga News?) so more people can attend. I only learned of the 3 June meetings today (July 22).
- Renovations and updates of housing in the area
- Reserving the country sale of our town. Especially quito Road
- Retaining the character of the neighborhoods. If new housing is to be introduced, the character of Saratoga must not be compromised by congestion, traffic, crime, or burden on city services.
- Review of the formula used to require 1700 homes. Who enforces this? Can we fight it? Is it simply a case of losing some state funding?
- Safety and Crime: What issues does the city expect? How do they plan to solve? Schools: How are they planning to accommodate the influx of the students?
- Saratoga and Campbell school district boundary needs to be redrawn. In some case, the current boundary has children who live next door go to a different school district. It does NOT make any sense for people who live in Saratoga and their children go to Campbell schools.
- Saratoga Village is floundering compared to Los Gatos downtown and other similar areas. Perhaps a *little* bit more mixed housing/commercial development would help the Village.
- See above---how much control do we have over the character & traffic in our home neighborhoods?
- See my comments above.
- Sorry I am unable to make any of those meetings
- Status of the Abrams property.
- Stop asking where to build 1,700 new homes and focus on fighting these RHNA numbers and SB9. This needs to be our Council's #1 priority going forward. Any new building of homes in the city should be affordable. We need to fight the developers, realty, and construction unions, who are gaming the system of providing housing in the bay area and the state. Housing costs are out of control because of GREED, not demand for new office/housing. Ask yourself how we went from 400+ new homes by RHNA to 1,700. Every bay area city is seeing the same massive jump in number of new housing units.
- Tell the State & Gov. to mind their own business and NOT FORCE GROWTH. Demand should create housing construction. We do not need to grow CA more. We already have traffic grid lock, homeless people, congestion and pollution.
- The ability to be able to provide traffic, water, power to a larger future population. Have Portola Valley, Woodside, Atherton, Hillsborough been mandated to add multi-living development?

- The city says it has not denied requests for new housing and ADUs so the failure to meet the RHNA requirements previously, and risk losing local control of development, is out of their hands. What consideration has the city made to the fact that well over 90% of the residential land in Saratoga is zoned as single-family, with stringent restrictions on property owners including minimum lot sizes, maximum land area development, setback requirements, mandatory parking minimums, and low height limits. Has the city analyzed how much new development is actually possible or likely to occur given the numerous restrictions to building housing in the already expensive area, risking losing local control due to these numerous barriers to development?
- The detailed plan to address the State mandate requirements while preserving the character of the city.
- The impact of 1700 more housing units on facilities such as roads, highways, and parking as well as on resources such as water.
- The mandate is ridiculous. What will Saratoga do about it?
- The results of this survey and the current ideas being considered.
- The top suggestions for affordable housing. Maybe it should be a vote for all of Saratoga. It can be done as easily as what you did here. Send postcard and respond to website.
- There are no good answers.
- They have passed.
- This needs to go through regular planning, not be fast tracked. We have one grocery store, while Los Gatos, same population, has many. Don't get rid of our commercial space. It would be a bad decision to cram additional housing in, when drought and fire are threats.
- Traffic concern if high density units are built, Saratoga does not have the infrastructure to support the influx of rapid growth
- Traffic safety and issues on Saratoga Ave
- Traffic. decline in property value by creating density issues near private ownership homes. Alternate solutions. Public transportation never pays for its costs even operating costs via tickets by riders and this is not fair.
- Transportation Retail Safety and retaining quality of West Valley College and Schools, maintaining quiet atmosphere, Highway 85 noise ,traffic and Public Transit.
- Use El Paseo for additional housing. If you use Argonaut center we will not have a grocery store within our city limits.
- We are already in the limited water supply and electricity allowances. What is the government thinking. Crazy and deeply disturbing.
- We need to preserve the feeling of Saratoga. Big is not better. We need to preserve what we have.
- We need to stop dodging state requirements and realize that we'll more than maintain the charm of Saratoga even with multifamily housing opportunities. I am mortified that Council Members campaigned to be preservationists -- local control means that you can shape the policy on how to implement, not that you skirt the rules.
- We should absolutely take this to court. The pandemic has changed the home/ work needs in all communities and commuting is much less necessary.
- What are or will be untouched by this expanding development (i.e., parks, Prospect Community Center, Heritage Orchard, Congress Springs ball fields, etc.)?

- What are our options moving forward? Where can these housing units be built? What are other cities doing about this?(ie: Atherton, Beverly Hills).
- what are the consequences of not following the states guidelines?
- What are the current income and age demographics in Saratoga? What is the current availability of services for the demographics of people who tend to live in multi-family housing? People in their 20s and people over 70? Or ??? Share what other communities in CA are doing -- Los Gatos ? Campbell? Menlo Park? Sonoma County? Santa Barbara? Pick some good case studies. Places with hills and wildfires and etc.
- What are the different options for making sure that Saratoga has the right amount of housing at each income level? Is the only way to do this to require developers to put in a certain percentage of low-income housing in each project, or are there other options?
- What are the general requirements for a unit/wing of a home to be considered an ADU? Is someone willing to start a petition/commitment list of residents willing to add an ADU to their property, with a goal of 1,700 units? What is the state's deadline for units to be classified as ADUs to satisfy the requirement for the additional housing?
- What are the preliminary sites being considered?
- What are ways to control traffic ? Especially along these sites where development is being considered?
- What area are you considering for this large number of dwellings? Who is the builder and what price ranges will the units sell for? How are preserving wildlife habitats etc.
- What area's of the city are currently available or under consideration for additional housing development?
- What can we do to get the State to cease and desist?
- What can we the people of Saratoga do to escape from this BAD DREAM.
- What defines "affordable housing" in the Housing Element? Where in Saratoga is it remotely conceivable to build 1700 homes in Saratoga, given its current build out? What are the repercussions for not complying? Is a city lawsuit (or combined cities) to fight the requirement an option? What will the city do to protect residents against developers twisting the housing element requirements to suit their own desires?
- What happens if the city does not meet the 1700 unit requirement?
- What has the city done to work with other cities to push back on the legislation?
- What have we done to streamline the process of ADU construction in the City?
- What if any are the consequences of failing to abide by the RHNA directive? Why are we in Saratoga not strongly opposing this takeover of local control? Where does the City Council propose locating 1700 housing units? What happened to the city wide approved ordinance requiring zoning changes be subject to city wide election? With the current price of land in the city how can anything affordable be constructed without massive government funding and where do you propose it coming from?
- What impact will an increase in population have on our schools/classrooms, police, fire and EMT ? - and traffic? To decrease traffic, can schools use bus transportation to and from school?
- What is "State mandate to plan for more than 1,700 new housing units"? Is it required by law? Why? How do you handle traffic when adding 1700 more housing units?

- What is the current planned construction to meet the requirement of 1700 new residential homes
We feel tricked about the addition of 90 homes at the Genes Market location in Saratoga. Why weren't we allowed to contest this?
- What is the penalty for not complying with the force fitting to build 1700 housing units? Can an exception be made since much of the area is in a wildfire area for which is hard to get home insurance? Will there be another state requirement to build more in future years? If so, this should be considered when building the 1700. Maybe go higher-rise now?
- What is the status of Quito Village development ?? I heard that there was some toxic issue with existing dry cleaner location
- What is the vacancy rate at high rise building sites in Santa Clara County? The Metro Living, Revela in Sunnyvale etc. , Vasona development off Blossom Hill Road, also multiple dwelling sites like Montalvo Oaks and The North 40. If people aren't choosing to pay a million dollars for high rise prison cells why keep building them? There is a chance the state of Calif. is mandating overbuilding which will remain vacant.
- What is the zoning in the fire area? Could a few four plex's be build with strict fire safety rules? It is such a large area it should be part of the solution. Also, Saratoga has so few grocery stores, we need to maintain Argonaut shopping area.
- What legal options Saratoga has to fight the intrusion of the State into the local zoning process. What spaces are available (i.e., parcels of land) which might accommodate 1700 or so new residences. I am concerned about an increase in crime as a result of the additional housing.
- What other options are being considered?
- What percentage of Saratoga's existing housing units plus already committed housing units does the 1,700 figure represent? In other words, what is the required rate of growth in the number of Saratoga's housing units if units are built per the state/county plan?
- What plans exist to consider impact on traffic flows and water usage.
- What potential housing sites have been identified?
- What will happen to Quito Village? The current landlord has driven out long time commercial businesses, and the site has lain almost empty, except for Starbucks, for years. Even during the pandemic the landlord refused to work with the stores and businesses on adjusting or lowering their leases. Can the city do something about this landlord?
- What will the city do to stop crime in the neighborhood. At the moment it appears that the city does not care at all. And it is getting worse. How can I pay multiple tens of thousands a year on Property Tax and the city cannot provide me with basic safety from crime?
- where are the builders going to fit in 1700 housing units?
- Where are the building sites to be planned for the requirement?
- Where are the possible building sites for new housing units.
- Where are the proposed locations of these housing options going.
- Where do u intend to build these 1700 additional housing units?
- Where in Saratoga are these additional housing units going to be located?
- Where is it likely that 1700 new units could be built?
- Where proposed development could be located. How potential traffic and infrastructure concerns would be addressed.
- Where would be the site(s) for the additional housing construction?

12 Please share your email address to receive City newsletters, including the Housing Element Newsletter and weekly Saratoga Source.

Answered	332
Skipped	411

