

Submitter: Paul Falsetto

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB974

I oppose the elimination of Design Review as proposed in the SB974 –1 Amendment “Section 12 (5)” on page 10 and “Section 13 (5)” on page 11.

I am an architect who has gone through the design review process on multiple projects in multiple jurisdictions, all of which have been commercial or multi-family projects. I have found that the design review process has resulted in either confirming the validity of the proposed design, or worked to make it better for the community in which it resides. Eliminating design review, as SB974 Amendment-1 proposes, would result in an inferior project that would remain inferior throughout its life. It is much better to spend some time to ensure the project properly adheres to the land use code requirements up front, then embed those problems after the building is constructed.

Thank you.