

Dear Capitola Mayor and City Council,

The target of 1336 affordable dwelling units needs to be looked at overall and not one proposed area at a time. Specifically, there are already 88 units approved leaving 1248 needed. Using build density rather than proposed du/ac figures, 386 units would be in the currently proposed 7 RM areas. If we add in an estimated 48 ADUs (as these can also be considered affordable units), this leaves 814 units targeted on in the mall redevelopment if none of the 7 area zoning is changed.

Changing Area 1, 600 Park Avenue, to be RM-H (30 du/ac), the mall would only need 692 units. Note that in 2019 just the Sears area of the mall proposed 629 units thus putting the entire mall redevelopment well within reach of the City's target. Any proposed specific area rezoning density must be approved in light of the overall goal.

Further, discussions of all RM zoning especially proposed RM-H, must consider the parking impact on the adjacent streets. If Area 1, 600 Park Avenue, is considered for RM-H (30 du/ac) that would mean 204 units (30x6.8) so there could be a maximum of 408 adults if 2 per unit. Scaling that down to an estimate of 300 with another scaled down estimate of 1.5 cars per du, that means roughly 200 cars must be accounted for within the development itself. This location offers NO on street parking; none on Park and this is further constrained by the rail trail. Therefore all the 7 proposed RM areas must account for a combination of off (within the development) and adjacent on street parking that wouldn't create chaos with the existing neighborhood to be considered prior to any development approval.

Finally height limits must be capped at 3 stories even if parking beneath the buildings is included. The visual impact and shadow impact on the neighboring houses must be a critical consideration in all areas.

Sincerely,

Clark Cochran  
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Capitola