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**Oct. 2 Planning Commission Agenda Items 6B & 6C - FULL PEIR NEEDED**

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From Kevin Maguire <kmaguire831@gmail.com>

Date Tue 9/30/2025 3:56 PM

To PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>

Cc City Clerk <cityclerk@ci.capitola.ca.us>

Dear Commissioners,

Please include this email in the public record for the October 2, 2025 Planning Commission meeting.

On Item **6B – Capitola Mall Zoning Code Amendments**, I urge the Commission to slow this process until the City conducts a full **Programmatic Environmental Impact Report (PEIR)** analyzing the impacts of rezoning for up to **1,777 units at 75 feet** in height. This is not a minor zoning update – it is the largest entitlement in Capitola’s history, at the county’s busiest traffic corridor.

Before moving forward, the City should:

- Require a **41st Avenue corridor traffic study** (Clares/Capitola/41st intersections, cut-through traffic, emergency response access).
- Conduct a comprehensive **capacity analysis** of sewer, stormwater, police, fire (including ladder reach for 6–7 stories), and urgent care/EMS services.
- Tie any rezoning or permits to **infrastructure concurrency and phasing triggers** so services keep pace with development.
- Adopt strong **objective design standards** with height step-downs, on-site parking, view/sunlight protections, and open space requirements.
- Prepare a **fiscal impact analysis** on sales tax, retail viability, and the need for parking if retail and potentially a hotel/conference space are to survive.

On Item **6C – Cliff Drive Resiliency Project and LCP Update**, I ask the Commission to ensure that amendments include:

- Guaranteed **public access continuity during construction**,
- Clear **parking management policies**, and
- Hazard standards that reflect a **50-year horizon** for bluff and sea-level rise impacts.

We all recognize Capitola must plan for housing. But “planning” does not mean overwhelming 41st Avenue and our city services with 1,100+ new market-rate units while affordable units shrink. Please use your authority to ensure these amendments are **infrastructure-ready, fiscally responsible, and legally defensible under CEQA and fair housing law**.

Thank you for your consideration and for including this comment in the record.

Sincerely,  
Kevin Maguire

Capitola Resident For Life!