

October 9, 2022

Scott Barnes
1574 Bulb Ave.
Santa Cruz, CA 95062

City of Capitola – Planning Commission
420 Capitola Ave.
Capitola, CA 95010

Re: 3720 Capitola Road & 1610 Bulb Avenue
Permit Number: #22-0149
APN: 034-18-114 and 031-12-139

Dear Council Members and Planning Commission,

I am owner and reside at 1574 Bulb Ave. The property adjacent to the proposed project mentioned above. Although I am not opposed to the proposed use for the project. I do have some serious concerns and hope that considerations will be afforded to me and other Bulb residents prior to approving this very intrusive project.

- 1) Footprint and height of the building: A four-story, 80+ units building is taller than anything that currently exists in the city and is outrageous to suggest one should be built in a residential neighborhood.

- 2) Bulb Ave. even at the section closest to Capitola Rd. cannot absorb the ingress and egress of a **commercial parking lot** – as per the plans. The parking lot is not accessed via Capitola Rd. It is accessed entirely on Bulb Ave.
 - a. Bulb Ave. is a quiet residential street on which there are only a few lots that have sidewalks. At most hours of the day the street is full of on street parked cars. Drivers coming from opposite directions need to stop, pull to the side and wait for the on coming car to pass, then pull back into the roadway. This street cannot absorb any more traffic.
The landscaped center median on Capitola Rd. opposite the intersection of Bulb and Capitola Rd. inhibits left turns from Capitola Rd. on to Bulb as well as left turns from Bulb onto Capitola Rd. This creates a situation where every car turning out of the development, who wished to travel in the North/West direction, would turn left on Bulb, then drive down Bulb to Brommer. Turning Bulb into a one-way street in the Brommer to Capitola Rd. direction would cause all vehicles on Bulb who wish to drive in the North/West direction to turn right on Capitola Rd. (as there is no left turn), then make a U turn on 41st Ave. OR travel South, down 38th Ave. down Brommer, and to 30th Ave. to access the traffic light at 30th and Capitola Rd.
Ingress and Egress must be designed on the Capitola Rd. portion of the project and not on Bulb Ave.

- 3) Noise: Parking, garbage, generator, ambulance access on Bulb Ave. is unacceptable.

- 4) We will require, at the developer's expense to construct a stucco wall between my property and the project that would mitigate sound and as much of view of the project as possible.
- 5) The current initial design also displays a Generator and Dumpster enclosures at the rear of the property directly next to my back yard. What is so worrisome is that had the designer spent one minute walking the property before creating the design, they would know that they had placed the dumpster enclosure and generator at the worst possible location as far as neighbor disturbance. My bedroom is only a few yards from these enclosures.

Lastly, it is time for Capitola to open its public meetings to the public, in person. Create a hybrid meeting so that those who remain fearful of COVID 19 may interact electronically. The website question feature is too unreliable – we attempted to speak at the October 6 meeting, but the feature was not available, and the audio was not working.

Thank you,

DocuSigned by:

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cc: Manu Koenig
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