

Westly, Austin

From: Marlane Tinsley <marlane@studio528inc.com>
Sent: Tuesday, August 13, 2024 5:31 PM
To: PLANNING COMMISSION
Subject: Questions from Pearson Court Homeowners Association

August 13, 2022

To the City of Capitola Planning Commission from the Pearson Court HOA:

On any given day, driving down 42nd Avenue between Clares and Capitola Road requires an improvised dance of bob and weave, give and take, and on-the-fly calculation of inches to avoid lopping off the side mirror of an on-coming vehicle, or car parked on either side of the street. 42nd Street acts as guest and overflow parking for the several RM zoned properties in the area and probably for some single-family residences as well. Cars are parked all along both sides of 42nd Street from Clares to Grace and for half a block past Grace heading toward Capitola Road, reducing it to a lane and a half at best, or where work trucks or vans are parked, squeezing it down to one lane.

Given this daily reality, it is hard to imagine our area's infrastructure being able to support the proposed increased housing density.

As we have pondered the proposed High-Density Rezoning of our neighborhood, we as a Homeowner's Association question why the City plans to accommodate such growth in an already impacted area.

One of our questions is, with acres of unused parking at the Capitola Mall and other under-used strip malls along 41st Avenue, wider streets with traffic lights, and empty retail space all around, why focus on increased housing density between Clares and Capitola Road? Why not rezone the underutilized areas on 41st for high-density housing?

Our other concern is that it is unclear from your documentation how you plan to accommodate the added parking and traffic needs in the areas you've targeted for rezoning, what is your plan?

As a Homeowners Association of ten single-family homes right in the middle of the area targeted for rezoning, we agree that your proposed rezoning of our area is unsustainable as proposed, and we would greatly appreciate you addressing these concerns at the meeting on August 15th.

On behalf of The Pearson Court Home Owner's Association,

Marlane Tinsley, President

Homeowners:

Mike and Marlane Tinsley
Guillermo Alvarez
Laura and Patrick Molanchon
Don and Linda Penner
Jonathan Madara and Thuan-Hau Trinh
David and Agnes Berthelot

Bob and Cheryl Moon

Negar Rasti

Debbie Streeter

*One of our owners has chosen to abstain due to a conflict of interest