

Westly, Austin

From: Michelle Henderson <sgt1164@gmail.com>
Sent: Thursday, August 15, 2024 6:30 PM
To: PLANNING COMMISSION; City Council
Subject: Proposed zone changes on 46th Avenue

Hello Planning Commissioners,

I'm pasting an email below that I sent on February 27, 2023 after I had already attended & spoken in person during the commission meeting regarding "The Bluffs at 44th" 100% affordable HUD housing project. All of my concerns have already been expressed in person and in this February 2023 email. All of these concerns were echoed by many residents in the neighborhood, but the state asserted it's will, and the city of Capitola surrendered. I do understand why the city of Capitola is limited on their ability to push back on the state on these thinly disguised imminent domain tactics, but in addition to my concerns already expressed I have this much to add, if anyone cares:

At one of the final, reluctantly required "go through the motions" public hearings re: The Bluffs, a commissioner stated something to the effect of "well these laws are decided by the state officials you elected in Sacramento". The only politician in Sacramento that I voted for is Newsom, and that was for him to be recalled. I'm not the only one in Capitola & the county. Please don't make such assumptions about your constituents & kick the can down the road excuse "well you voted for them". I did not.

I have talked to many people in the county about what is happening to this neighborhood. They all say, "well thankfully everything around me is already built up so I won't have to deal with it". News flash: they will tear down whatever they can and replace it with whatever they want. This is what is happening in my neighborhood. It'll happen in your neighborhood too.

When the Capitola Gardens are "rezoned", giving permission to double plus its size, opens the door for the property to be sold and for the state to move in with a forced multi story, high density housing units that are not held to any local zoning laws, even given the over extending re-zoning laws on proposal. In the public hearings regarding "The Bluffs", after back and forth with community objection, the developers (who are located in Davis and San Diego areas and not our community) profiting and empowered by the state, basically told the community "We can do whatever we want, be happy we didn't make it more than 3 stories with no parking, we could make it worse for you". Oh geez, thanks for your kindness. Take the money and run...

Capitola Municipal Code Chapter 17.04 PURPOSE AND EFFECT OF ZONING CODE states:

Preserve and enhance Capitola's small town feel and coastal village charm. (except when...)

Ensure that all development exhibits high quality of life design that supports a unique sense of space (except when...)

Protect and enhance the quality of life in residential neighborhood (except when...)

The list goes on, to include, as updated/passed September 2023 post the "The Bluffs" decision:

"Allow for a broad range of housing choices that meets the needs of all segments of the community".

We all understand the need for affordable housing. Reading all of the submitted letters to the commission, every neighborhood impacted by this rezoning proposal has its concerns, all valid. 46th Ave between Capitola Rd, Grace St and Clares St has only 17 single family homes, we are already surrounded on all sides by apartment rentals and condominiums. I'm not complaining! As it currently exists, this is a wonderful neighborhood, working families with mixed income levels medium to low. There's a reason why its called the "tool box". Again, I've expressed my concerns via previous email below, nothing has changed except conditions have worsened since the construction on The Bluffs, including my personal health impacted due to pre-8am to post 3pm construction on "The Bluffs" as predicted, see email from last year pasted below. The 46th Ave neighborhood, particularly between Capitola Rd and Grace St, have done their part voicing their concerns & objections, we were dismissed, I expect the same tonight. We already have our obligatory, state mandated, oversized monstrosity government subsidized housing, aka "The Bluffs" being constructed despite community objection. It's a done deal. I don't want any neighborhoods to go through what we've been through. But we've already absorbed this much already, rezoning the Capitola Gardens, will just pile it on.

My February 2023 email regarding these developments, not that it made any difference:



Michelle Henderson <sgt1164@gmail.com>

to planningcommission, citycouncil, bcc: me



Dear planning commissioners, and city council members,

I have attended in person the past two planning commission meetings when the proposed "The Bluffs at 44th" housing project at 4401 Capitola Rd. was on the agenda and have already spoken during the public comment portion. I will not be able to attend the meeting on March 2nd, but I am again expressing my strong opposition to this housing development that violates every provision of the zoning ordinance. This development is not appropriate for this location for reasons so many local residents have already expressed.

I live on 46th Avenue, which is already a busy thoroughfare for traffic between Clares St. and Capitola Rd. Based on where the planned driveway entrance to the parking lot off Capitola Rd is located, residents of this development approaching from the north will have to drive down 46th Ave to access the driveway. 46th Ave is too busy with (often speeding) vehicles as it is for a residential street, and will be further impacted by this housing project. Only one side of the street has a sidewalk, which is narrow, for pedestrians. People often walk in the street where there is no sidewalk. Inviting additional vehicle traffic on the street is an obvious hazard.

Parking is already strained in the neighborhood. With the overflow of vehicles from the apartments and condominium complexes, the homeless living in their vehicles, visitors to the events in the Village, and the church, there is often no available street parking, especially at night. I walk my dogs early in the morning and witness residents circling the block or idling in the street, waiting for another resident to leave so they can park their car. I used to work the midnight shift and did not have off street parking, and fully understand the misery of just wanting to park your car and go to bed but having to wait for a parking spot to become available. I frequently see cars parked in the red zone next to fire hydrants. Just this morning, I was surprised to see a neighbor walking home from an overnight work shift. She told me that she would prefer to drive as it did not feel safe to walk home alone, but she can never find parking for her car at that hour and would end up having to walk a distance anyway after finally finding a parking spot.

This housing project is too tall and too dense and inappropriate for this location. What about the quality of life of the residents who are already living in this crowded neighborhood? I will see a three story building blocking where I used to see daylight and a peek at the sunset. I suffer long term effects from a head injury that causes me to have low tolerance to noise. I become sick with migraine type headaches. I purposely retired to this neighborhood to escape the more crowded, busy pace and noise of a bigger city. Now I have to endure two years of construction noise for a housing project that every neighbor I've spoken to believes is entirely inappropriate for the location? The few people that have spoken out in favor of the project do not live in the vicinity of it, they live many blocks away and will not be directly impacted by it. The fact that members of the local community who are in need won't even get preference to one of the new apartments is particularly disappointing.

Just because the state dictates that low income housing developments are exempt from local zoning requirements doesn't make this housing development appropriate for this location. I listened to the developers, who live in the Davis and San Diego areas, nowhere near Capitola, exclaim to the commission how "excited" they were about this project. I'm sure they are! They swoop in here asserting their version of eminent domain on our community because the state says they can? They're excited alright, to make their money and go home after dumping an oversized, high density housing project with all of the subsequent problems for the community to contend with. If allowed, this project will forever alter the quality of life in this neighborhood, and not for the better.

Thank you for your consideration,

Michelle Henderson