
Please don't allow the Mall to be redeveloped as proposed.

From Gerald <gerald.c.hooper@gmail.com>

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

Hi all,

We've seen this play out in Santa Cruz... let's not have it happen in Capitola too. I know a lot of people in Santa Cruz who *abhor* the development that's disfiguring the cityscape there - **including a not small number of residents who initially applauded "more housing" to "bring down costs" only to have serious regret.** They're now realizing, too late, they were more or less sold a bill of goods and you can't unring the developer bell.

I'm fairly well versed in the housing landscape statewide. SB35, SB 79, AB 2097, SB330 etc etc. It's tiresome, it's an overreach and it's - at best - misguided. At worst this legislation represents a trojan horse for developers to steamroll communities' wishes. It's been pushed by politicians who - it's public record - are plainly on the big-dev donation train.

> The fact of the matter is, there's zero reason for us to increase zoned height limits to humor a developer. They'll say without that density, things won't "pencil out". Call their bluff.

> There's more than enough as-is zoned space in Capitola to construct the units we're obliged to build to satisfy our RHNA requirements. No need for exceptions / variance to density, setback and height limits.

> The vast majority of these new housing projects are a) rent only (no chance to buy into the area, to have pride of ownership, to build equity or encourage more long-term outlook vs. transient student or remote tech tenants) b) not remotely affordable c) possess a token number of "affordable units" that - frankly - still really don't address housing needs of working class folks making \$50k a year, and are instead calculated relative to AMI, allowing \$90k/yr folks to qualify as "low-income" d) fail to actually enforce who is living in said affordable units after a few years, not prioritizing local workers or vetting income e) aesthetically as exciting as cardboard (see: built to maximize profit).

Local zoning exists for a reason: No one buys or rents long-term in an area hoping it will rapidly, radically change into something they don't recognize. This would be the first step towards allowing that.

Change happens, but we can and should manage that change. This is a disproportionate project and will *not affect affordability, just like affordability hasn't and will not improve in Santa Cruz despite the new construction.*

Stand up for Capitola. And this is coming from someone in their early 30s. It's not just the "older folks" that are worried.