

Froelich, Brian

From: michael routh <qwakwak@gmail.com>
Sent: Saturday, January 14, 2023 7:30 AM
To: PLANNING COMMISSION
Cc: City Council
Subject: CORRECTED COPY! Affordable housing project 45th / Cap Rd

Planning Commissioners -

As a resident of the Jewel Box who passes through the Capitola Rd / 45th Ave intersection frequently, I want to share my concerns regarding the proposed affordable housing development at that location.

This intersection sees a tremendous amount of traffic, particularly during commute hours. Previous actions by the city to prohibit traffic on 47th Ave and on Topaz St during commute hours have increased the traffic at 45th and Cap Rd.

The proposed site plan is configured to add a driveway entrance and exit in the middle of the intersection - a driveway that doesn't even line up with 45th Ave. This intersection has seen several accidents and most recently, a vehicle vs pedestrian accident that resulted in critical injuries to a jogger. The intersection currently allows 7 different turn movements - the addition of the driveway will increase the different turn movements to 12 nearly doubling the turn movements with no intersection improvements.

After demolition of the existing buildings this site is a blank slate, allowing any site plan configuration during the design process. The site plan / building layout should be modified to revise the building and parking lot location to have all the related traffic enter and exit off 44th Ave. This would lessen the negative impacts on the 45th / Cap Rd intersection and all residents of the project could enter / exit from either direction on 44th Ave.

With all the development concessions the city has had to allow, this is a minor requirement the city could impose that would make traveling through that intersection safer for drivers and pedestrians.

Mick Routh
4590 Crystal St
Capitola
831-297-2206

Sent from my iPad

January 15, 2023

To: PLANNING COMMISSION <PlanningCommission@ci.capitola.ca.us>

Cc: Council Capitola City <citycouncil@ci.capitola.ca.us>

Subject: Affordable housing project 45th / Cap Rd #22-0244 4401 & 4225 Capitola Road.

Planning Commissioners -

My wife and I are longtime owners and part-time residents (25+years) of the Jewel Box area of Capitola. Our address is 4545 Crystal St. We are in favor of affordable housing but are concerned about the impact on traffic.

This is a heavy traffic intersection and attention must be paid to safety. For example the proposed site plan shows a driveway entrance and exit in the middle of the intersection of 45th and Capitola Road. This does not seem to our lay perspective to be safe. Traffic engineers advising the developer may be able to demonstrate that configuration proposes no extra safety threat. Please address that issue.

We are also uneasy that the developer be required to provide sufficient parking. If we read the project plans correctly the number of parking spaces is 36 which equals the number of units. Some of the residents of these units will have more than one vehicle. We are not sure what the current traffic studies show but surely, they would advise that. Those "extra" vehicles will spill over onto the neighborhood streets and impact safety and encroachment on others living in the area.

Sincerely,



KARLA P STORRER CO-OWNER

1-15-2023

DATE



PHILIP P STORRER CO-OWNER

01/15/2023

DATE

Paula Bradley
1841 44th Avenue
Capitola CA 95010

January 16, 2023

Capitola City Hall
Community Development Department
420 Capitola Avenue
Capitola CA 95010

Attention: Katy Herlihy, Community Development Director

RE: Planning Commission hearing 1/19/2023 - Item 5A - 4401 & 4525 Capitola Road Permit #22-0244

Dear Ms. Herlihy and Planning Commissioners:

The following are my questions and comments on the project:

1. Parking
 - A. Increased compact spaces to 42% of parking spaces
People park in any space that is available. Imagine a large SUV or truck in a compact space as one sees in any parking lot. Large vehicles overlap the lines and adjacent vehicles either cannot park in the adjacent space, or if they do no one can open their car doors.
 - B. How will parking be controlled – will the property manager be responsible for making sure only compact vehicles are parked in the compact spaces?
 - C. Parking lot off Capitola Road – How will the vehicles in the back of the lot turnaround? Looks too tight with no hammerhead turnaround unless there is an empty parking space across the lot.
Same concern with the parking lot off 44th Avenue for the last space by the trash enclosure, although it has a greater back up distance is provided.
 - D. Reduced parking requirements from 2.5 spaces per unit to 1 space per unit:
How will the resident's demand for parking be limited? If there is only one space per unit and a unit could have two or more vehicles, residents will park on any street parking available on 44th, 45th, 46th. When a resident with three vehicles applies for a unit, will this be considered in the application approval process?
 - E. Will on-site parking be assigned?
 - F. There is no guest parking - where will guests park?
2. Landscaping and maintenance

- A. Landscaping should be required to be maintained in a healthy, growing condition. Plants or trees not thriving should be required to be replaced. One typically sees a beautiful landscape plan installed, then after 2 years they turn off the irrigation and no longer maintain it. Please add a condition to maintain the landscaping in a healthy growing condition for the life of the project. Trees will never reach 44% canopy if they are not thriving.
3. Tree replacement waiver
- Is it possible to require off-site tree replacement since the trees on site will only be replaced at a 1:1 ratio not at 2:1 ratio? Currently there are mature street trees along the sidewalk and the property frontage. The LID and bio retention areas along the frontage yard setback typically cannot include trees. Capitola needs more trees, not less.
4. Private outdoor space
- Only some of the units have a private outdoor space such as a balcony or patio. Each unit should have a private outdoor space.
5. Bicycle parking - It's great that the bike parking spaces will exceed the standard.
- A. Please explain what the long-term bicycle shelter parking is next to the Community Building (Site Plan A1.0) – how will bicycles be secured from theft?
 - B. Bike parking spaces should be located close to the destination and where there are eyes on the bicycles. If I was a resident, I would only park my bicycle inside my unit unless there is secure bicycle parking (fenced enclosure, a locked building, key or card access?). Many e-bikes are too heavy to carry upstairs.
 - C. Provide an elevation showing the types of bicycle racks to be provided, both short and long term. They should be the types recommended by NACTO or current bicycle guidelines.
6. What is the oval shown on the site plan behind the kids playground (Site Plan A1.0)? Is it a dog exercise area with waste disposal? If not, the project should be required to have one for 36 units.
7. Kids playground - with three story buildings to the east and west, access to light/sun will be very limited.
8. Solid waste – has Green Waste reviewed the trash enclosure design? I assume the trucks will back in?
9. Perimeter fence – the conceptual rendering shows what appears to be a six-foot wood plank fence – there is an existing concrete wall for the Capitola Gardens – Seems like a concrete wall would be preferable and last longer. Is it proposed to be demolished?
Please require a condition to show the elevation, color and materials for the perimeter wall.
10. Design - overall the design looks good.
- A. The west elevation on 44th Avenue – Add more architectural details to break up the mass, especially with no second or third story step backs. The ground floor elevation (streetscape) only has a one very plain door with no details and no front entries. Is this an exit only door? Why is it so plain? This elevation is a street front, not an interior or rear elevation.

Thank you

Paula Bradley

Froelich, Brian

From: Rosemary Bulaich <b.bulaich@comcast.net>
Sent: Tuesday, January 24, 2023 8:17 PM
To: PLANNING COMMISSION
Subject: High Density Housing

Dear Capitola Planning Commission,

I have been a part-time resident of the wonderful city of Capitola for more than 40 years. I just sold my primary residence in San Jose in November to live in Capitola, full time. I left the crowds, noise, unhoused, panhandlers, graffiti, crazy traffic, and HIGH DENSITY HOUSING!!! Please do not ruin our idyllic setting by approving the proposed structure on Capitola Road between 44th and 45th.

Rosemary Bulaich

Sent from my iPhone

Froelich, Brian

From: Steve Troth <10speed2@gmail.com>
Sent: Thursday, January 26, 2023 7:13 AM
To: PLANNING COMMISSION
Subject: 44th Capitola Rd Project

City of Capitola,
Don't do this. We are a beach town.
We are a community. Please don't do this to our sleepy little neighborhoods.
Somebody stand up and tell the state to leave us alone.
Pretty soon we will all be another San Jose.
Steve Troth
4590 Emerald St

Sent from my iPhone

Dear Planning Commissioners,

A few personal observations from the 1/25 PC meeting...,,

Staff appears to be stepping out of their role as advisors and are acting as advocates for the project. Commissioners are the deciders, not the staff.

The project is completely out of character with the surrounding neighborhood.

The project violates every applicable provision in the zoning ordinance and general plan.

The city attorney should not enter into deliberations. She should only participate when asked. She continually interrupted commissioner deliberation.

The project should have been denied for lack of parking and safety impacts on the intersection. Let the applicant prove otherwise if he wants to appeal.

One thing I've learned in my 33 years as a council member and planning commissioner - you have to have a backbone and not be afraid to say NO to a project that detracts from Capitola's character. You can always find a legal reason to justify your decision.

Mick Routh

Froelich, Brian

From: chris amsden <amsdenfinance@yahoo.com>
Sent: Thursday, January 26, 2023 2:09 PM
To: PLANNING COMMISSION; Laura Amsden
Subject: 4401 & 4525 Capitola Road Proposed Development

I am writing with extreme concerns regarding the proposed high-density, low income development being proposed at the 4401 and 4525 Capitola Rd. location. After reading the Planning Commission Agenda Report, it appears that of the 36 units being proposed, all would allow for ONE parking space per unit (36 uncovered parking spaces total).

Needless to say, traffic and parking are already a problem in our community. Of the 36 units being proposed, 21 of these would include multi-bedroom units (ie: multiple people living in the unit). Capitola simply cannot continue to add high-density housing without severely impacting the already scarce surface street parking, and massive traffic congestion we already have.

The shortage of available housing in Capitola has always been a struggle, but adding high-density, low income housing will only degrade the standard of living in our community for the residents of this community.

There are much more effective ways to address the lack of available housing in our community (limit short-term rentals, occupancy tax, ADU units, etc.) that work with the existing housing and parking we already have in our community. Packing more people into already congested areas will not be a sustainable long-term solution for Capitola.

I urge you to vote NO to this proposed development.

Sincerely,

Chris Amsden
Phone: (408) 386-7484

Froelich, Brian

From: Justin Nielsen <nielsen.engineering@gmail.com>
Sent: Sunday, January 29, 2023 1:13 PM
To: PLANNING COMMISSION
Subject: [PDF] ITEM-Attachment-002-52b7ac5a916a4ad38b4f5de21ca9d7ca.pdf
Attachments: ITEM-Attachment-002-52b7ac5a916a4ad38b4f5de21ca9d7ca.pdf

Hello Capitola,

I'm a resident on 43rd and Grace street around the corner from this proposal. I want to comment that there needs to be more parking included in this proposal. On any given night by 6pm there are no open street parking spots on Grace, 42nd, 43rd, or 44th. This will get even worse if we do not properly provide parking for the additional housing. People are already walking multiple blocks in the evening.

Thanks

Justin Nielsen
562-310-1634

Froelich, Brian

From: Molly Ording <molly.ording@icloud.com>
Sent: Monday, January 30, 2023 1:24 PM
To: PLANNING COMMISSION
Subject: 4100-4400 Capitola Road

Dear Planning Commission Members!

We are writing to urge you to approve the affordable housing project you will be considering on Capitola Road. We are ALL painfully aware of the dire housing shortage for lower & moderate income residents in our small community, as well as our county. Because we are such a small community, the need and opportunities are even greater! Capitola must willingly share in the solutions to our County-wide housing shortage and you must be aware that, despite a minority of NIMBY voices, our caring community supports affordable housing options! Thank you for your consideration and for your service to our community.

Most sincerely,

Molly & Mickey Ording
218 Monterey Avenue
Capitola, Ca. 95010
Sent from my iPhone

Froelich, Brian

From: Fred DeJarlais <fred.dejarlais@gmail.com>
Sent: Wednesday, February 1, 2023 3:09 PM
To: PLANNING COMMISSION
Subject: Support for the Capitola Road housing project

Honorable Commission Members -

I support this project, and I live nearby. Housing is more important than some minor parking inconvenience.

Regards.

Fred DeJarlais
4800 Grace St
Capitola, CA 95010

Froelich, Brian

From: doug@lomakgroup.com
Sent: Wednesday, February 1, 2023 4:49 PM
To: Sesanto, Sean
Cc: Froelich, Brian
Subject: RE: 4401 Capitola Road - Inquiry

Sean, Thanks.

Brian, What is the best time for me to call you and talk about parking concerns?

Thanks,

Doug

Doug Kaplan
Lomak Property Group
820 Bay Avenue
Suite 220
Capitola, CA 95010
Phone: (831)476-3627
Fax: (831)462-0333
Email: doug@lomakgroup.com
Website: www.lomakgroup.com

From: Sesanto, Sean <ssesanto@ci.capitola.ca.us>
Sent: Wednesday, February 1, 2023 3:50 PM
To: doug@lomakgroup.com
Cc: Froelich, Brian <bfroelich@ci.capitola.ca.us>
Subject: 4401 Capitola Road - Inquiry

Good afternoon Doug,

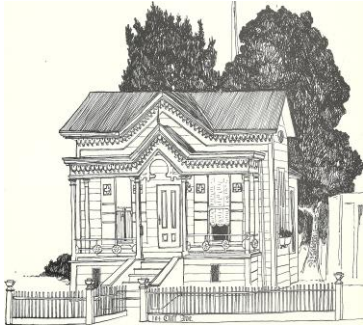
Feel free to call or email Brian Froelich (bfroelich@ci.capitola.ca.us) should you have additional questions regarding the nearby project at 4401 Capitola Road. I've cc'd him to this message.

If you wish to submit a public comment you may send emails directly to the Planning Commission at PlanningCommission@ci.capitola.ca.us

Regards,



Sean Sesanto | Associate Planner
City of Capitola
831.475.7300
Planning Counter Hours: 1 p.m. - 4 p.m., Monday - Friday



Capitola Planning Commission
Dear Commissioners,

February 1, 2023

I'm responding to the item on your agenda concerning the 36-unit affordable housing project proposed for the property at Capitola Rd. and 44th Avenue.

First off, I need to tell you that before I was able to write anything I needed to take a Valium to calm me down. I have railed against the State Housing and Community Development Department for years. Their arbitrary housing numbers that they have dumped on Capitola over the years is tantamount to extortion. If the City doesn't approve and make changes to our zoning ordinances to accommodate the increase in housing numbers, they will withhold funding for other projects and in some cases fine the city for non-compliance.

The project you see before you is a result of the housing numbers, and not what is in the best interest of the citizens of Capitola.

During my tenure on both the Planning Commission and the City Council I have reviewed many projects that require variances from the zoning ordinance. In some it made sense to approve their request, but this project doesn't seem to try and accommodate the ordinance at all. It seems to think that because it is an affordable housing project it demands preferential treatment. IE: density, height, setbacks, parking.

So.... Let's talk about parking. Of the 36 units, 12 are 3 bedrooms, 9 are 2 bedrooms, and 15 are 1 bedroom for a total of 69 bedrooms. According to State law you can have 2 adults living in a house per bedroom. This project could literally and legally accommodate 138 adults. The project only calls for 1 parking spot per unit. When was the last time you can recall a house with 3 bedrooms have only one car on the property? I didn't think so. If we can be conservative and admit that there could only be 2 cars per unit, that leaves a 36-car increase to the surrounding neighborhoods. Take a look at the neighborhoods on any given day and I think you will see that the impact to the people that already live there will be overwhelming. You can deny this project just on the finding that the parking is grossly inadequate. And the surrounding area is already grossly impacted by on-street parking.

Please don't be intimidated by the State or the developers. This project has the potential to set a precedent for future projects. You need to do what is best for the surrounding neighborhoods and the people at large in Capitola.

Thanks for your consideration,

Bruce Arthur

Froelich, Brian

From: captainkisling <captainkisling@gmail.com>
Sent: Thursday, February 2, 2023 8:16 AM
To: PLANNING COMMISSION
Cc: citycouncil@capitola.ca.us
Subject: 45th and Capitola Road

Dear Planners-

This property has been underused for decades.

Now it is under proposal for an insane overuse expansion that will affect our lifestyle, traffic, parking and safe passage of our first responders heading thru the village or towards the 41st Avenue corridor.

1. The plan as drawn does not provide adequate parking. Pushing dozens of cars into our already inadequate street parking is not a solution the neighborhoods will support.
2. Even if the developer resubmitted with 72 parking spaces, where will these cars go during the morning and afternoon commute? Wharf Road cannot support more traffic during commute hours. The village backup cannot support more traffic either. 41st Avenue cannot support more traffic and the freeway on/off ramps won't support more traffic either.
3. Emergency response already struggles getting thru the village or getting to/from and along the 41st Avenue corridor. Response times will increase putting our citizens lives at risk.

This project needs to be reconsidered, and at best, scaled way back so we can all live the additional impact to our quaint Capitola neighborhoods.

Please allow history to teach us a lesson and do not recreate the mess that we created with the development at the railroad tracks on 41st Avenue.

That neighborhood has been permanently impacted for all time.

Niels Kisling
1820 Wharf Road

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone

Froelich, Brian

From: Alfred carlson <alcarlton@aol.com>
Sent: Thursday, February 2, 2023 9:09 AM
To: Arthur, Bruce (capcouncil@aol.com); PLANNING COMMISSION
Subject: Fwd: 45th and Capitola Road

NIELS YOU HAVE A GREAT ABILITY TO MAKE ISSUES CLEAR IN YOUR WRITING. YOU COVER THE ISSUES WELL.
I REMEMBER 41ST DISASTER VERY WELL. THE BUILDER CONVINCED THE PLANNING COMMISSION THAT THEY NEEDED ONLY LIMITED PARKING AS IT LOCATED NEAR SHOPPING AND ON BUS LINE, SO RESIDENTS WOULD NOT NEED A CAR TO LIVE THERE. NOW LOOK WHAT HAPPENED ON NOVA DRIVE. IT IS THE 41ST APARTMENT PARKING LOT. THIS PROJECT SHOULD BE NO MORE 2 STORIES AND PROVIDE 2 PARKING SPACES PER UNIT
ALFRED E CARLSON 5000 JEWEL ST

-----Original Message-----

From: captainkisling <captainkisling@gmail.com>
To: planningcommission@ci.capitola.ca.us
Cc: citycouncil@capitola.ca.us
Sent: Thu, Feb 2, 2023 8:15 am
Subject: 45th and Capitola Road

Dear Planners-

This property has been underused for decades.

Now it is under proposal for an insane overuse expansion that will affect our lifestyle, traffic, parking and safe passage of our first responders heading thru the village or towards the 41st Avenue corridor.

1. The plan as drawn does not provide adequate parking. Pushing dozens of cars into our already inadequate street parking is not a solution the neighborhoods will support.
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Please allow history to teach us a lesson and do not recreate the mess that we created with the development at the railroad tracks on 41st Avenue.

That neighborhood has been permanently impacted for all time.

Niels Kisling

1820 Wharf Road

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone

Froelich, Brian

From: Bill Gray <graybil@gmail.com>
Sent: Thursday, February 2, 2023 11:34 AM
To: PLANNING COMMISSION
Subject: project proposal @45th and Capitola Road

I would invite you to rethink the proposed development at the above address, It is oversized and under parked.

Specifically, the project should be limited to no more than two stories, to maintain the local character and reduce the density.

Additionally, what ever housing is constructed should have adequate car parks - two per unit at least.

PLEASE, help keep the character of Capitola alive and at levels less than Southern California.

Bill Gray
1440 Prospect Ave

Froelich, Brian

From: Kim Bollinger <kbollinger13@gmail.com>
Sent: Thursday, February 2, 2023 12:57 PM
To: PLANNING COMMISSION
Subject: New housing complex on Capitola rd and 45th Ave

Sent from my iPhone

Hi.. my name is Kim Bollinger and I live on 46th ave in the Villas of Capitola... I'm concerned for the addition of large scale buildings in our quaint and quiet neighborhood... the parking will definitely be an issue and the congestion it creates with the addition of that many more people and cars in this area is a concern of mine.. it looks like something that would be built in San Jose or larger city

Froelich, Brian

From: TJ WELCH <noworries4tj@mac.com>
Sent: Thursday, February 2, 2023 7:50 PM
To: PLANNING COMMISSION; Gerry Jensen; Paul Estey
Subject: The Bluffs at 44th

First I would like to thank you for your decision last week to continue the application regarding The Bluffs at 44th. Your decision was appropriate for a couple reason, but primarily because the three weeks given to you to study was insufficient and staff did not properly prepare you for the questions and concerns that comes with a project of this nature.

In retrospect, I am of the mindset that the elimination of the architectural and site review committee is not healthy for the development process in Capitola. This project pointed out that staff has complete control of negotiating design review regarding projects, including projects as significant as this one. While staff may be educated in planning, I am not convinced they have the same passion about our community as you or local participants on the past arch and site committee shared. You did not have the luxury of a conceptual review or input from local arch and site members prior to being asked to make a decision. The planning commission should be involved in negotiating design review.

In addition, you had an attorney who appeared to be working for the applicant. Not only did she give you false information regarding noticing of the community which resulted in changing the final motion language, she had the audacity to asked the applicant how they felt about extending the notification area. If that isn't bad enough, she basically said to disregard the community comments because they did not state facts or studies, only conjecture. We should not have individuals like this representing our city.

Here is a fact for our attorney, the state is very clear on noticing. <https://law.justia.com/codes/california/2020/code-gov/title-7/division-1/chapter-2-7/section-65090/> CA Government code 65090 (C) states "*....In addition to the notice required by this section, a local agency may give notice of the hearing in any other manner it deems necessary*". The applicant has no say in the process. The purpose of public noticing is to protect the community, In this case the affected community is much larger that the minimum mandatory 300 feet. Those of you who know the area will agree with those who spoke at the meeting, that parking and traffic safety will be an issue for the area known as the North 40's as well as those in the jewel box. Noticing should include all of those affected.

Thanks again for your commitment to our community!

TJ Welch

PS-I had to add commissioner Estey's and Commissioner Jensens email addresses because the city's website still has the past commissioners listed.

Froelich, Brian

From: Carolyn Reynolds <creyn723@gmail.com>
Sent: Thursday, February 2, 2023 8:25 PM
To: PLANNING COMMISSION
Subject: proposed housing development at 45th and Capitola Road

The plan for this development is alarming...so many units, so little parking on such a busy road. While I realize that the State has mandated more building in Santa Cruz, the government does not take into account the special nature of our area. I have owned a house in Capitola on Gilroy Drive and the walkability of Capitola is a treasure. Crowds have never been an asset to the village however. A development of this size will put pressure on the entire city especially during the summer.

Furthermore, this design does not at all go with the vernacular of Capitola. It looks like one of the placeless suburbs in Fresno. It could be anywhere. Developing in this area is a privilege and should have design requirements that set off the village. The huge buildings going up in downtown Santa Cruz will ruin Santa Cruz. Don't let this happen to Capitola....it is irreplaceable.

Carolyn Reynolds

Froelich, Brian

From: Patricia Alvarez <pcat1828@gmail.com>
Sent: Friday, February 3, 2023 7:30 AM
To: PLANNING COMMISSION; City Council
Subject: Proposed Housing Capitola Project

I am writing to express my objection to the proposed housing project on Capitola Rd @ 45th Ave. There is insufficient parking proposed on this site for an area already impacted by lack of parking and high traffic.

Thank You,
Patricia Alvarez
1829 47th Ave
Capitola

Froelich, Brian

From: Suzanne Cochran <smb.cochran@gmail.com>
Sent: Friday, February 3, 2023 12:44 PM
To: City Council; PLANNING COMMISSION
Cc: Clark Cochran; Suzanne Cochran
Subject: Affordable Housing Project #22-0244 at 4401 and 4525 Capitola Road

Dear Honorable Capitola Mayor, Council Members, and Planning Department,

We live within a few blocks of this project and want to begin by saying that we have no conceptual objection to the concept of this project at this location. We do however have two significant concerns.

1 - There is a significant lack of parking. With a reasonable estimate of two cars and trucks per residence and given many proposed parking spaces are designated as compact, we would like to understand where the “excess” automobiles will park. Unless the business parking lot across the street is used, these vehicles will spread out throughout the nearby neighborhood. This is a significant objection to this project as currently proposed.

2 - Three stories is understood to make the project feasible, but such height being out of scale with surrounding structures needs to be visually mitigated. What are the plans to do this? This could include initial planting tall trees along Capitola Road or architectural design with third story street setbacks so visually a solid structure is not so imposing. This is also a significant objection to this project as currently proposed.

We look forward to receiving answers to our objections.

Sincerely,

Clark and Suzanne Cochran
4530 Garnet Street

Froelich, Brian

From: Molly Ording <molly.ording@icloud.com>
Sent: Friday, February 3, 2023 5:16 PM
To: PLANNING COMMISSION
Subject: Fwd: Proposed housing on 45th & Capitola Road

Sent from my iPhone

Begin forwarded message:

From: Molly Ording <molly.ording@icloud.com>
Date: February 3, 2023 at 5:14:12 PM PST
To: citycouncil@ci.capitola.ca.us
Subject: Proposed housing on 45th & Capitola Road

Dear City Council Members:

I am writing to express our strong support for the proposed project that will supply CRITICALLY needed and state mandated housing in Capitola on Capitola Road!

As always, closely located residents are expressing their opposition for thinly veiled reasons which we are all painfully aware of...."not in my back yard", traffic increases, safety, noise etc. etc. etc. However...ALSO, as we are all aware, our vulnerable and unhoused populations as well as our lower & moderate income community workers are all DESPERATELY in need of lower income & affordable housing opportunities! Their needs and situations are ALL of our community's needs! Their needs and our community's needs are critical to and for us all!!

I will add that, in spite of where we live (our residence) we are among ALL residents of Capitola who are ALL impacted by parking scarcity, increased traffic & congestion and safety concerns! I have been a member of two Parking & Traffic Commissions and have been made painfully aware of ALL of Capitola's residences dire concerns re increased traffic, speeds and very limited residential parking options! To raise these issues as reasons to decline this project is, to me & others, nothing but a red herring...yet another objection to the mandated as well as morally required decisions to provide low & moderately priced housing in our community, as well as ALL our communities! It is all of our mandate during these times of such dire need! Please do not be deterred from doing what is right and necessary and approve this project! Thank you for doing your difficult jobs!

Most sincerely,
Molly & Mickey Ording
218 Monterey Avenue
Capitola, Ca. 95010

Sent from my iPhone



2/8/2023

Capitola Planning Commission
420 Capitola Ave
Capitola, CA 95010

planningcommission@ci.capitola.ca.us
Via Email

Re: The Bluffs at 44th
4401 Capitola Rd.

Dear Capitola Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The Bluffs at 44th is a proposed 36-unit new construction LIHTC multifamily development. Construction is anticipated to begin in Q4 2023 and be completed Q2 2025. Upon completion, there will be 15 one-bedroom units, 9 two-bedroom units, and 12 three-bedroom units. The Project will offer a variety of community amenities including a community room, on-site management, picnic area, playground, and shared and private balconies.

Pacific Southwest, CRP's non-profit partner, will provide resident services that include 10 hours/week of after-school programs for children and 60 hours/year of workshops for adults.

The Project is in a High Resource Area as determined by the State of California. This means that CA has determined this area possesses a high level of opportunity by considering levels of poverty or wealth, degree of segregation, and quality of education. CA prioritizes the funding of affordable housing in High Resource areas because studies have shown that this results in racial integration of neighborhoods and offers new economic and educational opportunities to low-income people. In addition to being in a High Resource area, the Project will have access to a variety of amenities within 1/2 mile, including Capitola Mall, a CVS pharmacy, Capitola Public Library, Jade Street Park, a variety of restaurants, places of worship and several bus stops servicing multiple lines. Furthermore, with the requested concessions and/or waivers available under State Density Bonus Law, this project is zoning and general plan compliant.

The development has been awarded 25 project-based vouchers through the Housing Authority of the County of Santa Cruz (HACSC). All 25 of the voucher units will be leased through the

HACSC Housing Choice Voucher Waiting List with a focus on families. The remaining 10 units will be leased through a lottery system per TCAC regulations.

CRP Affordable started in 2017 and has completed construction on three Affordable housing developments to date totaling 228 units. We have another seven Affordable projects under construction and anticipate we will have completed construction on over 700 units by the end of 2023. Our projects span across the State of California and go as far north as Chico and as far south as San Diego. CRP is increasing its focus on developing in the South Bay area and is excited to bring affordable housing to Capitola.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The signature is written in a cursive, flowing style with a large initial 'S'.

Sonja Trauss
Executive Director
YIMBY Law

Froelich, Brian

From: doug@lomakgroup.com
Sent: Thursday, February 9, 2023 2:16 PM
To: Froelich, Brian
Subject: inadequate parking -- 4401 Capitola Rd.

[Brian, thank you for forwarding to planning commissioners, and if appropriate, to council members.]

Commissioners,

We own the office building located at 4400 Capitola Rd. (the AAA Building), across the street from the proposed housing project at 4401 Capitola Rd.

The project, as proposed, is severely under parked. Lacking parking on their own property, residents will park in our lot, in our neighbors' lots and on nearby residential streets. What other choice will they have?

We urge the Commission (and Council) to do all within your power to prevent such a significant impact to surrounding businesses and residents.

Thank you,

Doug Kaplan
Lomak Property Group
820 Bay Avenue
Suite 220
Capitola, CA 95010
Phone: (831)476-3627
Fax: (831)462-0333
Email: doug@lomakgroup.com

Froelich, Brian

From: Maryann Barry <maryann.barry24@gmail.com>
Sent: Wednesday, February 15, 2023 3:57 PM
To: PLANNING COMMISSION
Subject: Capitola Rd 36 unit proposal

Dear Commissioners,

Congratulations on bringing affordable housing to our city. I am in favor of that, but I make a plea for common sense re parking. How can we accept only one vehicle per unit to be reasonable or realistic?

The one bedroom units might even house those with more than one vehicle; a work truck, plus a car, no matter how small the car is. If a couple lives in a 1 bedroom unit, there will be more than one car for those units as well. The 2 & 3 bedroom units will most likely have more than one driver residing in them, and keep in mind that a couple occupying only 1 of those bedrooms will mean again that there will be additional vehicles.

It is understandable that a developer would want to build as many units as they can, but if they are not willing to spend the money to mitigate parking, and leave us with impacted streets and the blight that they bring, then that is unacceptable. Why would you allow that irreparable damage to occur?

Please consider the degradation of the area by impacted street parking, not to mention the intrinsic safety issues it brings. You are in the position to guard our neighborhoods for all time by the decisions you make now.

Thank you for your service to our community. Now let us see you be thoughtful and protective of it.

Yours truly,
Maryann Barry
4810 Emerald St
Capitola.
Sent from my iPhone

Froelich, Brian

From: Volker Haag <volkerhaag75@gmail.com>
Sent: Saturday, February 18, 2023 1:00 PM
To: PLANNING COMMISSION
Subject: public comment 4401 Capitola Road, #22-0244 APN: 034-123-05, 034-124-18 not in support

Dear Planning Commission,

as the owner of 1871/1873 43rd AVE and being a neighbor, I have some thoughts on this proposed project.

I encourage the owner(s) of the property to built whatever they choose, as long as they follow the existing regulation, particularly if their project provides much needed affordable housing. However, they are seeking categorical exemption status because their project is not in line with existing regulation. The scope of this project seems too large.

As a neighbor, I cannot support this project, if there are not enough parking spaces. The on-street parking situation of 43rd Ave, 44th AVE, 46th Ave and Grace St is already pretty tight. Having 36 new units will mean 50-70 more cars (and visitors' cars). Our neighborhood is already very busy parking and traffic wise. This would be a burden for the existing residents.

I together with many neighbors I spoke with, hope they will build smaller buildings with less units and space for an adequate amount of tenant and visitor parking, which keeps the project in line with existing regulation.

Thank you for your consideration. I will not be able to attend the hearing.

Volker Haag

Froelich, Brian

From: Vicki Berlin <vee.berlin@gmail.com>
Sent: Monday, February 20, 2023 2:47 PM
To: PLANNING COMMISSION
Subject: 36 unit low cost housing

As I understand it this goes against many zoning laws. Please redo this to be more in line with the Capitola area that it's in. It needs to be homeier looking and more plants and many more parking spaces. This is going to be a nightmare for people living in that area and going to the DMV and especially the people that live in Capitola Shores that are already suffering the consequences of too many cars to park.

Sincerely, Vicki Berlin

Froelich, Brian

From: Ron Hart <ron@ronhart.us>
Sent: Tuesday, February 21, 2023 9:10 PM
To: PLANNING COMMISSION
Subject: 36 UNIT LOW COST HOUSING PROPOSAL

I would like to voice my concerns of the proposed 36 unit.

It is completely outside the character of the surrounding area.

This type of housing should be incorporated in the Mall redo.

The least you could do is require more parking and bring it to a 2 story structure.

Ron Hart
Marketplace Leaders
Area Director, Northern California
831.320.0602
<http://www.9to5bytheBay.com>

Froelich, Brian

From: Alan A <awander3@gmail.com>
Sent: Wednesday, February 22, 2023 9:15 AM
To: PLANNING COMMISSION
Subject: Parking/building

This is ridiculous, buildings with not enough parking! Really Guys? What about water concerns? Tall buildings obstruct the sun and scenery for current residents. This is just nonsense! So sad! Alan Anderson (pleasure point)

Froelich, Brian

From: Robin Hubert <robins4dogs@gmail.com>
Sent: Wednesday, February 22, 2023 12:13 PM
To: PLANNING COMMISSION
Subject: proposed new housing on Capitola Rd.

Dear City Council - I cannot believe you are actually considering this proposal. For years and years my neighborhood has struggled with parking being taken up with cars from village employees, Shadowbrook employees, the church every Sunday and other special occasions, the Skylight Place as well as other businesses. I have friends who are disabled and, yet, they almost never find a place to park in front of my house or even near it. I also get blocked in to my driveway regularly because people don't pay attention to where they are parking and often overhang my driveway. I'm sure this project is only going to make everything worse. It's an unattractive building and bears no resemblance to the businesses and homes that define the charm and appeal of Capitola. We are a tourist town. People visit here and spend their money here because of that and a feeling of times past when life seemed easier. You will chase that away in time if you continue down this path. New homes being built these days also don't blend in to the communities they reside either. And I assume some of you don't reside here and are not impacted, so, therefore don't care, like the locals who have spent decades here with pride and love for our little community. It's disappointing the shortsightedness you all have. I am totally against this development. Are you so weak that you cannot stand up and say this does not fit with the vision of Capitola? Step up and support the community that put you in to the positions you hold. Sincerely, Robin Hubert

Sent from my iPhone

Froelich, Brian

From: Lynne Ann DeSpelder <pacpubs@attglobal.net>
Sent: Wednesday, February 22, 2023 1:22 PM
To: PLANNING COMMISSION
Subject: 36 unit 36' high Low Cost housing 45th & Capitola Roqe

Hello commissioners,

Hopefully you have heard the local residents who are clearly opposed to this project.

39 bedrooms with 36 parking spaces is unreasonable and makes the safety of this proposal and its impact on the neighbors (residents and businesses) untenable. From what I have seen and heard about the proposed project, it is correct to deny the project outright.

If not, then the planing commission can, at least, require these out-of-town developers to lower the height of the buildings, create landscaping, and add more parking to increase safety and to reduce the size. 39 feet high and 36 bedrooms = far more cars.

(At the last hearing, I believe only one woman spoke in favor of the project. She appears to represent another county with an agenda to serve low cost housing in Capitola.)

Sincerely, Lynne DeSpelder

Froelich, Brian

From: Michael routh <qwakwak@icloud.com>
Sent: Wednesday, February 22, 2023 3:43 PM
To: PLANNING COMMISSION
Subject: [PDF] Fwd: Questions / answers re: cap rd housing proposal
Attachments: The Bluffs at 44th Resident Screening.pdf; The Bluffs at 44th Parking Management Plan.pdf

Planning Commission-

Please read the answers to the questions I posed to staff. Conceivably, there could be as many as 174 tenants under current rules - not likely but its not inconceivable to have as many as 80-100. If many of those are driving age, its entirely possible there could be 60-80 vehicles among project residents. With only 21 spaces available, that means 40-60 vehicles seeking on-street parking in nearby neighborhood streets and businesses. Parking is already impacted in adjacent neighborhoods - please deny the requested parking waiver and require the legal maximum number of parking spaces for this project.

Sent from my iPhone

Hi Mick,

Please see responses below.

1. Do current county residents have priority to acquire a rental unit? [The city can encourage the developer to market with preference to residents that work or have accepted a job offer in the city. The recommendation cannot conflict with state and federal fair housing requirements/laws.](#)
2. Can an income qualified resident have unrelated adult roommates? [Yes, however all tenants must qualify individually. The applicant has provided a tenant screening program \(attached\). HCD further prohibits local agencies from exclusive definitions of family or household that only include related individuals. Jurisdictions may not distinguish between related and unrelated individuals and may not impose a numerical limit on the number of persons in a family.](#)
3. Is there a maximum # of people that can occupy a unit? What is that maximum? [HCD does not allow local agencies to define the number of persons in a household. Overcrowding is a separate issue and jurisdictions can enforce health and safety standards. The applicant's screening program states a maximum of 2 per bedroom +1 per unit as the maximum occupancy.](#)
4. Are parking spaces assigned or unassigned? [Assigned. The applicant has provided a parking management plan \(attached\).](#)
5. Can students rent these units? [The screening program does not specifically exclude individual students. It states "Household consisting solely of fulltime students may not qualify. Consult Manager for exceptions."](#)

Also, I found a stack of 8 public notices that were mailed this week lying on the ground in front of 4605 Crystal. They were never delivered by the postal service. – [I would be happy to pick up the postcards and drop them off at the Post office.](#)

Brian Froelich, AICP

Senior Planner
City of Capitola
831.475.7300 x 259

bfroelich@ci.capitola.ca.us

Planning Counter Hours: 1 p.m. - 4 p.m., Monday - Friday

-----Original Message-----

From: Michael routh <gwakwak@icloud.com>

Sent: Sunday, February 19, 2023 12:00 PM

To: Herlihy, Katie (<kherlihy@ci.capitola.ca.us>) <kherlihy@ci.capitola.ca.us>; Sesanto, Sean <ssesanto@ci.capitola.ca.us>; Froelich, Brian <bfroelich@ci.capitola.ca.us>

Subject: Questions re: cap rd housing proposal

Can one of you please provide me with answers to the following questions related to the low cost housing proposal prior to the 3/2 PC mtg?

1. Do current county residents have priority to acquire a rental unit?
2. Can an income qualified resident have unrelated adult roommates?
3. Is there a maximum # of people that can occupy a unit? What is that maximum?
4. Are parking spaces assigned or unassigned?
5. Can students rent these units?

Also, I found a stack of 8 public notices that were mailed this week lying on the ground in front of 4605 Crystal. They were never delivered by the postal service.

Thanks.

Mick Routh

Sent from my iPhone