

3-29-2024



**NOTICE OF PUBLIC HEARING  
CITY OF CAPITOLA PLANNING COMMISSION**

**DATE:** April 4, 2024      **Remote Access Also Available**  
**TIME:** 6 p.m.      <https://www.cityofcapitola.org/meetings>  
**PLACE:** City Council Chambers, 420 Capitola Avenue, Capitola, CA

<b>1098 38th Avenue</b>	<b>#23-0525</b>	<b>APN: 034-172-01</b>
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Design Permit, Coastal Development Permit, and Density Bonus request for a 52-unit, 100% affordable housing project on a 1.977 acre site on the east side of 38th Avenue just south of the railroad crossing. The project includes a mix of 1-bedroom, 2-bedroom, and 3-bedroom apartment units configured in four buildings. Three of the proposed buildings have 3-floors while one building has 2-floors. The property is located in the Medium Density Multi-Family (RM-M) zoning district. The project includes a Density Bonus request pursuant to California Government Code sections 65915-65918.

This project is in the Coastal Zone and requires a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: MP Rail Trail Associates, LP

Representative: MP Rail Trail Associates, LP, Filed: 12.19.23

If you require special assistance in order to attend the meeting, including needs addressed by the Americans with Disabilities Act, notify the City at least 3 days prior to the meeting by calling 831-475-7300.

For further information, please contact the Community Development Department at 831-475-7300 during normal business hours, write to the City of Capitola, 420 Capitola Avenue, CA 95010, or by email at [planningcommission@ci.capitola.ca.us](mailto:planningcommission@ci.capitola.ca.us)

I can't make this meeting but I think this is a great idea, assuming the units are truly affordable + the project meets all codes, coastal requirements, environmental mitigation, etc.

*Brooke A Sanders*