

Gautho, Julia

From: Mick <qwakwak@gmail.com>
Sent: Friday, January 19, 2024 4:47 PM
To: City Council
Cc: PLANNING COMMISSION
Subject: 1610 Bulb Ave

Follow Up Flag: Follow up
Flag Status: Flagged

City Council,

In Oct 2022, the Planning Commission determined the then proposed Senior Assisted Living did not include an eligible community benefit which would then allow an increased FAR.

The current proposal is simply a mirror image with increased height and more units.

None of the units are considered to be in the affordable range. It still has negative visual and privacy impacts on the adjacent neighborhood.

The undefined “eligible community benefit” language in the general plan is a catch-all phrase that is easily abused and can apply to anything at Council’s discretion. The Council should apply this catch-all phrase to only the most unique, special proposals that truly benefit the entire community. There is nothing special about or unique about this proposal. There is no guarantee it would benefit any current Capitola residents. It does not help Capitola meet the state housing requirements.

Please reject the finding for eligible community benefit and increased FAR for this proposed project.

Mick Routh