

Gautho, Julia

From: Santa Cruz YIMBY <santacruzylimby@gmail.com>
Sent: Tuesday, January 23, 2024 1:35 PM
To: City Council
Subject: [PDF] Santa Cruz YIMBY support - Agenda #9.B - Jan 25,2024
Attachments: Santa Cruz YIMBY support - Capitola City Council - Agenda #9.B - Jan 25 2024.pdf

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Mayor, Vice Mayor and Council Members,

Please find attached our input to Agenda #9.B on your Jan 25, 2024 meeting.

Sincerely,
Ryan Meckel
Janine Roeth
Rafa Sonnenfeld

Santa Cruz YIMBY



January 23, 2024

To: Capitola City Council

From: Santa Cruz YIMBY

Re: Agenda Item #9.B: Conceptual Review for Senior Living Facility at 3720 Capitola Road and 1610 Bulb Avenue

Dear Mayor, Vice Mayor and Councilmembers,

We are writing in support of the proposed Senior Living Facility at 3720 Capitola Road and 1610 Bulb Avenue, Agenda Item #9.B on your January 25, 2024 agenda. We agree that the development of senior assisted living housing is a community benefit, made feasible with the incentive of increased height and FAR.

As described in the staff report, Capitola is lacking senior assisted living facilities, given that “[f]ifteen percent of Capitola’s residents are 65 years of age or older” and that “there are currently no memory care facilities within the City.” We see the reference to the recent increase of 200% in elderly residents as well as the goals and policies supportive of senior assisted living facilities in the Capitola Housing Element (November 9, 2023).

This project does highlight our concern about Capitola's Incentives for Community Benefits (Chapter 17.88) and its potential to hinder or delay housing:

- Generally, 17.88 asks projects to provide a "community benefit" for the incentive of increased FAR and height. That’s an added cost and barrier to any project.
- Capitola's Housing Element Program 1.6 commits to update Chapter 17.88 to use objective development standards. However, the community benefits are not objective and still require discretionary review. That means uncertainty, delays, and subjectivity. As part of the review in the Housing Element Program 1.6, Capitola should commit to make the community benefits objective.

Santa Cruz YIMBY supports sustainable growth along transportation corridors and activity centers and a commitment to lower Vehicle Miles Traveled by housing people near services and jobs.

Sincerely,

Ryan Meckel

Janine Roeth

Rafa Sonnenfeld

Santa Cruz YIMBY Leads

Santa Cruz YIMBY Mission: We envision a community where our neighbors of all ages, cultures, abilities, and incomes, can make Santa Cruz County their home. In response to the ever-increasing cost of living, we advocate for more affordable housing to meet the needs of our growing population. Santa Cruz YIMBY is a chapter of YIMBY Action, a 501(c)(4) nonprofit organization.