

## Gautho, Julia

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**From:** Angela Steely-Deans <angelasteely@yahoo.com>  
**Sent:** Thursday, January 25, 2024 4:55 PM  
**To:** City Council  
**Cc:** Angie Deans; Hillcah Deans; Keiser, Marguax; Brown, Kristen; Brooks, Yvette; Clarke, Joe; Pedersen, Alexander  
**Subject:** 3720 Capitola Rd Development and 1620 Bulb Ave. Annexation

Dear Council,

I am a resident and owner of a house on Bulb Ave. I have previously attended a meeting regarding this development and continue to monitor the movement. One of my concerns is the annexation of the 1610 Bulb Ave. I realize that we may have not have a say in what happens with the property and have been told that it is not really a loss to Santa Cruz because Santa Cruz Country will ultimately benefit. However, once Capitola takes property in a bullying fashion, the residents of Bulb Ave will no longer have a say in what happens on our street because we are Santa Cruz residents and can not vote.

I have reviewed the new packet and have made the following observations and arguments against the new design.

1. The design of the project has changed to accommodate one of our concerns, but it has failed to remove the entrance and exit of vehicles from Bulb Ave. Please see the pictures below that capture the width of the street and the fashion in which cars drive down the middle because it is not a standard size road. The last picture is actually of Capitola Road and the congestion that was present today at 4:19 PM. As it is many cars turn down Bulb Ave to avoid the traffic jam coming from Santa Cruz to 41st Ave.
2. The "token guest parking" for guests and residents, relocated to Capitola Rd. does absolutely nothing to reduce the impact to Bulb traffic. One must just "google" directions Capitola Police Department, for example, to the facility and the fastest route. Google maps will direct you up Brommer Ave from 41<sup>st</sup> Ave. and up Bulb Ave. to the facility and enter on the side entrance of the facility. The same is true upon exiting to get to downtown Santa Cruz. Google maps will have you exit onto Bulb and go to Brommer. The traffic impact, before increasing to 93 units, was and remains unacceptable.
3. The new design still does not meet Capitola Affordability Requirements, prove the Benefit to the Community, nor "Minimize Adverse Impact to Neighbor's Properties to the greatest extent possible". We are impacted no matter which way the builders try to spin it. There can not be any exit or entrance to the facility from Bulb Ave. If there is, then Bulb Ave must be blocked off at the top where Capitola/Santa Cruz lines meet so that we are not impact for this project. Our street can not handle the amount of traffic that will be imposed by this project.
4. The low income housing that the City just approved towards Capitola on Capitola Road (near Dharma<sup>1</sup>) is 3 stories high, why are you so willing to allow these builders exceed the already existing height requirement? Clearly, they have a complete disregard for our community and the benefit to the community.

Below are pictures that I took today at 4:19 PM. The first few shots are cars coming and going down Bulb Ave. A pedestrian walking their dog down the street has to use the roadway because there is not a consistent sidewalk that go from the top to the end of Bulb Ave. Then there is a picture of the traffic congestion in front of Pono's and the projected location of this project. A picture is worth a thousand words and it clearly shows that our street is not equipped to handle this project and flow of traffic on Bulb Ave for this development. We are already facing an huge influx of speeding cars that turn down Bulb from Capitola Road to avoid the congestion. The safety of the residents is a high priority!

Thank you for taking our concerns into consideration! Bulb Ave residents are a tight knitted community and we will continue to advocate for our street.

Respectfully,

Angie Deans









Sent from my iPhone