

Herlihy, Katie (kherlihy@ci.capitola.ca.us)

From: Angela Deans <angelasteely@gmail.com>
Sent: Wednesday, October 19, 2022 4:21 PM
To: City Council; PLANNING COMMISSION; Hillcah Deans
Cc: first.district@santacruzcounty.us
Subject: Opposition to the annex of 1610 Bulb Ave.

Attention: City of Capitola Planning Commission
RE: 3720 Capitola Rd.&1610 Bulb Ave.
Permit # 22-0149
APN:034-18-114 and 131-12-139

We are owners of a property on Bulb Ave and have resided in this community for over 15 years. We are concerned about this very intrusive development, especially the annex of 1610 Bulb Ave, which is a residential property of Santa Cruz. We are a very tight net community, established relationships, and involved in the welfare of our community. As a community member, it has been very difficult to get information and to actively participate in discussions regarding this massive project. Our concerns are as follows:

1. **Facility:** This facility is way out of proportion to the existing facilities/buildings in Capitola and is far from blending into the community. The structural plans grossly exceed the norm of the community and to propose that it is put in a residential neighborhood is outrageous.
2. **Traffic:** Currently, the traffic flow is already very congested at Capitola Road and Blub Ave. There is a heavy flow of cars that already use Bulb Ave to circumvent the traffic that is backed up on Capitola Road heading towards Capitola. It is already a very unsafe corner for pedestrians as the cars turn onto Bulb Ave. The primary objections are the physical street size, lane width, and inconsistency of the width of the street. The neighborhood of families uses the street for parking and it is often impossible for two cars to pass without one moving to the side.
3. **Serving Senior Population:** To slightly even suggest that this would serve the population of Capitola senior citizens is highly misleading and a far deception of the truth. I would like to see the actual data of how many senior citizens in the City of Capitola would benefit from the facility and compare it to the currently existing facilities that are serving the senior population.
4. **Community Benefit:** The residents of Blub Ave would not benefit from this project as suggested by the developers. We are residents of Santa Cruz, not Capitola. There is zero benefit to the residents of Bulb Ave.
5. **Entrance and Exit:** To have the only entrance and exit to this facility is on Bulb Ave, not Capitola Road is a huge disregard to the safety of all the residents on Bulb Ave. All the ingress and egress is planned to enter the facility from Bulb Ave. is beyond feasible or acceptable to the residents. This is a neighborhood with a population of families of small children (directly across the street from the planned driveway), kids on bikes, wheelchair neighbors, kids playing basketball, and riding bikes. There are no continuous sidewalks so to go from Capitola Rd to Brommer St. and anyone of these examples will have to enter the street at some point.

6. Trees- Has any consideration been made about the 4-5 well developed Redwood trees that would be removed? Conversations have been started about the environmental impact and the need to preserve these very old Redwood trees at the corner of Bulb and the 1610 Bulb Ave property.

Please take these concerns into consideration and the impact to the residential neighborhood. 1610 Bulb Ave must remain a residential property. The design of this facility is not congruent to the community and clearly the residents of Santa Cruz will be impacted, not the City of Capitola.

We appreciate your serious consideration of facts that have been erroneously overlooked in the project developers and that it does not “minimize adverse impacts to neighboring properties to the greatest extent possible....” as stated in the proposal.

Sincerely,

Angela and Hillcah Deans

Sent from my iPhone

Herlihy, Katie (kherlihy@ci.capitola.ca.us)

From: Ron Goad <rgsolcon@aol.com>
Sent: Thursday, October 20, 2022 1:36 PM
To: PLANNING COMMISSION
Cc: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: 3270 capitola rd,1610 bulb

Hello

I'm a neighbor 1560 bulb of proposed project and it will impact me directly as loss of privacy in a residential neighborhood.the upper floors will look right in my backyard ,I'm not against the use but size and vehicles,bulb ave isn't wide enough for 2 vehicles at one time . The noise from heating and cooling devices ,delivery trucks will impact my neighbors 24/7 .this commercial project has no place on top of us ,it should be at the mall where access and transportation are optimal .

Ron Goad
1560 bulb ave
831/247/1372

RG

Herlihy, Katie (kherlihy@ci.capitola.ca.us)

From: Zerreniah Tran <ztran914@gmail.com>
Sent: Wednesday, October 19, 2022 9:54 PM
To: PLANNING COMMISSION
Subject: Bulb Ave - Concerned project (APN: 034-18-114 and 031-12-139)

Dear Council Members and Planning Commission,

I am an owner and resident at [1478 Bulb Ave.](#) I've reviewed the proposed plans at 3720 [Capitola Road](#) & [1610 Bulb Ave](#) (APN: 034-18-114 and 031-12-139). I am not opposed of the use of the project itself, however, I have a few concerns:

1. The size of this project (Four story, 80+ units) is extremely large for a residential neighborhood.
2. Bulb Ave is a quiet street filled with cars parked along the streets most evenings. Only a handful of homes have an actual sidewalk. The street is not wide enough to allow two passing cars - we typically have to pull to the side to let another car pass us. The street is not equipped to handle the extra traffic. Additionally, a lot of children play on the streets in this neighborhood and the extra traffic can create a safety concern for them.
3. We are concerned about the increase in noise level - extra traffic, generators, ambulances, etc.

I hope that we can address these concerns before any approval of construction on the property.

Thank you,
Zerreniah Tran

October 18, 2022

City of Capitola – Planning Department
420 Capitola Ave.
Capitola, CA 95010

Re: 3720 Capitola Road & 1610 Bulb Avenue
Permit Number: 22-0149
APN: 034-18-114 & 031-12-139

Dear Council Members and Planning Commission,

I am the homeowner and resident at 1484 Bulb Avenue, and I have concerns with the proposed development. In the 45 years I have lived here I have watched as our street has become too small for the traffic that passes through. Most of the time there isn't room for two cars to pass so we must wait like a one-way street. Seeing as the proposed development calls for ingress and egress on Bulb Avenue this is going to significantly impact the residents. Due to the median, it isn't possible to turn left on Capitola Road which would direct traffic right down Bulb Ave. This could be remedied by blocking off Bulb just past the parking lot so there wouldn't be cars coming up and down our street. I think that would be a reasonable accommodation. Bulb Avenue should not be affected by this project. Changing the property to the "City of Capitola" does not change the fact that this is a residential area that barely accommodates the residents it currently houses.

Thank you for your consideration,

Marilyn McCallum-White
1484 Bulb Ave
Santa Cruz, CA 95062
831-295-3253

October 9, 2022

Scott Barnes
1574 Bulb Ave.
Santa Cruz, CA 95062

City of Capitola – Planning Commission
420 Capitola Ave.
Capitola, CA 95010

Re: 3720 Capitola Road & 1610 Bulb Avenue
Permit Number: #22-0149
APN: 034-18-114 and 031-12-139

Dear Council Members and Planning Commission,

I am owner and reside at 1574 Bulb Ave. The property adjacent to the proposed project mentioned above. Although I am not opposed to the proposed use for the project. I do have some serious concerns and hope that considerations will be afforded to me and other Bulb residents prior to approving this very intrusive project.

- 1) Footprint and height of the building: A four-story, 80+ units building is taller than anything that currently exists in the city and is outrageous to suggest one should be built in a residential neighborhood.

- 2) Bulb Ave. even at the section closest to Capitola Rd. cannot absorb the ingress and egress of a **commercial parking lot** – as per the plans. The parking lot is not accessed via Capitola Rd. It is accessed entirely on Bulb Ave.
 - a. Bulb Ave. is a quiet residential street on which there are only a few lots that have sidewalks. At most hours of the day the street is full of on street parked cars. Drivers coming from opposite directions need to stop, pull to the side and wait for the on coming car to pass, then pull back into the roadway. This street cannot absorb any more traffic.
The landscaped center median on Capitola Rd. opposite the intersection of Bulb and Capitola Rd. inhibits left turns from Capitola Rd. on to Bulb as well as left turns from Bulb onto Capitola Rd. This creates a situation where every car turning out of the development, who wished to travel in the North/West direction, would turn left on Bulb, then drive down Bulb to Brommer. Turning Bulb into a one-way street in the Brommer to Capitola Rd. direction would cause all vehicles on Bulb who wish to drive in the North/West direction to turn right on Capitola Rd. (as there is no left turn), then make a U turn on 41st Ave. OR travel South, down 38th Ave. down Brommer, and to 30th Ave. to access the traffic light at 30th and Capitola Rd.
Ingress and Egress must be designed on the Capitola Rd. portion of the project and not on Bulb Ave.

- 3) Noise: Parking, garbage, generator, ambulance access on Bulb Ave. is unacceptable.

- 4) We will require, at the developer's expense to construct a stucco wall between my property and the project that would mitigate sound and as much of view of the project as possible.
- 5) The current initial design also displays a Generator and Dumpster enclosures at the rear of the property directly next to my back yard. What is so worrisome is that had the designer spent one minute walking the property before creating the design, they would know that they had placed the dumpster enclosure and generator at the worst possible location as far as neighbor disturbance. My bedroom is only a few yards from these enclosures.

Lastly, it is time for Capitola to open its public meetings to the public, in person. Create a hybrid meeting so that those who remain fearful of COVID 19 may interact electronically. The website question feature is too unreliable – we attempted to speak at the October 6 meeting, but the feature was not available, and the audio was not working.

Thank you,

DocuSigned by:

0C073B3E802D46C...

Scott Barnes
(831) 818-5067
Sbarnes1574@yahoo.com

cc: Manu Koenig
701 Ocean St. #500A
Santa Cruz, CA 95060

October 18, 2022

Susan Steely

1475 Bulb Avenue

Santa Cruz, CA 95062

Attention: City of Capitola Planning Commission

RE: 3720 Capitola Rd.&1610 Bulb Ave.

Permit # 22-0149

APN:034-18-114 and 131-12-139

Dear Planning Commission and Council Members,

I am an owner on 1475 Bulb Ave. and have reviewed the development packet and have concerns that need to be addressed before annexation of 1610 Bulb Ave by Capitola and the development of this intrusive project into our residential neighborhood.

1. First of all, I am of that age group, 65 and older, to which that this development is purportedly to be a "substantial benefit to the community. However, no one has taken into consideration that this age group are dominantly long-time homeowners who will make the improvements necessary to live their lives in their own homes and have no need for this facility. I believe that it is a stated goal of Capitola to help to seniors to maintain their homes.
2. The proposed height and land dominance of 80+ units is ludicrous to say it will not have an aesthetic impact on a single family residence street.
3. The primary objections is that the physical street size, lane width, inconsistency of contiguous sidewalks, is proof that Bulb Ave is not adequate to handle increased traffic density in both directions. The neighborhood of families uses the street for parking and it is often impossible for two cars to pass without one moving to the side.
4. Not only will the street be impacted by shuttles, cars, deliveries, emergencies, etc., the idea that ALL this ingress and egress is planned to enter the facility from Bulb Ave. ONLY is beyond feasible or acceptable to the residents. This is a neighborhood with a population of families of small children(directly across the street from the planned driveway), kids on bikes, wheelchair neighbors, kids playing basketball, and riding bikes. Remember, there are no continuous sidewalks so to go from Capitola Rd to Brommer St., anyone of these examples will have to enter the street at some point. Therefore, any further addition of traffic, is a definite safety issue to us.
5. This location is also a physically unacceptable location for such a facility because of the landscaped center median on Capitola Rd.at the corner of Bulb inhibits left turns from Capitola onto Bulb. This creates the obvious scenario that every vehicle leaving the facility would traverse the ENTIRE block of Bulb in order to head NW on Capitola Rd and go around the block and affect traffic density on Thompson Ave. or any other road connecting to Capitola Rd.

6. Not mentioned at all is the impact of becoming a busy street with added traffic beyond the resident traffic, cut through traffic from Jade St and Capitola Rd going toward the beach, Lucky's large food trucks, and our normal delivery/mail/garbage trucks, on the real estate values. As a real estate broker of 30+ years, it is a given fact that families with children do not want to live on busy streets. Period. Therefore, this special cohesive neighborhood of block parties and neighborhood sharing will decrease in value to prospective family homebuyers.

I appreciate your serious consideration of facts that have been overlooked in the project analysis and the primary fact that it does not "minimize adverse impacts to neighboring properties to the greatest extent possible...." as stated in the proposal.

Sincerely,

Susan Steely

831-713-8818

October 18, 2022

Capitola Planning Commission/Capitola City Council

RE: 3720 Capitola Rd & 1610 Bulb Ave

#22-0149

APN: 034-181-14, 031-12-139

Dear representatives of Capitola, my family and I are residents on Bulb Avenue. We have seen the conceptual plans for the proposed senior living facility and have concerns that it, as currently designed, will create a negative impact on our neighborhood.

Although the property owner claims this facility will have a minimal impact on the community, they must be referring to the Capitola community only and not the residents of Bulb Avenue. Let's be clear, the footprint of this campus is mostly on Bulb Ave and not on Capitola Rd. As well, there are no city residents close to this property. Only the residents of Live Oak. Please give our concerns some credence as you make your decisions on this building and design request.

1. The intersection of Bulb Ave and Capitola Rd is and has always been problematic. The AT&T building located there is built out to the sidewalk and obscures the right turn onto our street. Because it is already narrow; anyone making that turn has to hope there are no cars coming down Bulb as this creates a head on collision possibility. Any parked vehicles will greatly exacerbate the situation. Increased traffic associated with the care facility will cause traffic congestion and could cause an increase in vehicle accidents.
2. Traffic coming from Brommer will most assuredly increase. There are many young families that reside here. You can often see kids playing in the street, people walking their dogs, or residents strolling down the middle of the street. This is not 41st avenue as the brochures have tried to suggest. It is actually quite narrow to the point that two cars cannot travel past each other without one pulling to the side and waiting for the other to pass. Any additional traffic load would strain the functionality of our street.
3. Not to be ignored is the visual impact of the facility on neighbors. As proposed, the building and parking area are visually overbearing. There is no attempt in the design to blend it with adjacent buildings and homes. No one wants to walk out their front door and feel that they live in the middle of a hospital campus. Obscuring the building and parking area with landscaping and fencing would go a long way to make this project more palatable to the people that live here.

4. Community benefit. Will the senior citizens of Capitola really be able to afford to live in this care facility or is this another high-priced senior residence that will only cater to those lucky enough to have healthy bank accounts. It is not uncommon that senior care facilities charge \$10,000 or more per month per resident. It is mostly beneficial to the property owner and the city that receives the tax revenue.

Thank you for taking the time to consider these points of concern.

Tony and Georgina Ainsworth

1535 Bulb Avenue

Santa Cruz, CA

Cc: Manu Koenig

701 Ocean St. #500A

Santa Cruz, CA 95060

October 19, 2022

The city received a letter from Alison and Tim Knox on October 19, 2022. The archived digital file was damaged and unrecoverable. The original email that delivered the comment letter was also deleted pursuant to the City's email retention policy.