

## Moss, Julia

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**From:** Ron Burke <rburke477@gmail.com>  
**Sent:** Wednesday, March 15, 2023 6:21 PM  
**To:** City Council; PLANNING COMMISSION  
**Subject:** Regional Housing Needs Allocation (RHNA)

Capitola Council members and Planning Commissioners,

As a former Planning Commissioner, I realize the importance of effective planning to address housing needs in our city. There is a balanced need to maintain the integrity of our city, both historical and its future. Capitola is a very unique place which requires care.

In your consideration of opportunity sites to meet the state's Regional Housing Needs Allocation (RHNA), I strongly encourage you to consider several concerns these mandates have on our small and already densely populated community:

- Consider sites where mixed-use commercial and residential are scaled to the community - not large blocks of buildings, eg, atop the Dancecenter on Bay Ave and Fast Eddy's and Dharma's on Capitola Rd
- Spread the wealth - distribute sites throughout the city, avoiding massed construction which dwarf's existing adjacent homes
- There are no sacred areas of the city - all are subject to the impact of the state's measures
- Consider parking - despite the measures the state has placed on what the city may constrain in a development, think outside the box and consider how you may also constrain impacts to surrounding areas outside of proposed developments
- Be creative - the city has been subject to other measures which we have creatively addressed
- Allocate *many* more count to ADUs - these are local, more feasible and practical for our city
- Anticipate that slowing the process may assist in guarding against the impact of lessening of standards by the state
- Lastly, push back - to reduce the RHNA count to Capitola - it is horrible that city representation permitted AMBAG to thrust such an obtrusive count on our small community - fight back

Thank you for your consideration.

Ron & Nadine Burke of the Jewel Box

## Moss, Julia

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**From:** michael routh <qwakwak@gmail.com>  
**Sent:** Thursday, March 16, 2023 1:45 PM  
**To:** Herlihy, Katie (kherlihy@ci.capitola.ca.us)  
**Cc:** City Council; PLANNING COMMISSION  
**Subject:** Re: Reminder: City of Capitola Housing Element Work Session Tonight at 6 pm.

Hi Katie,

Just a few comments on the proposed housing element....

It appears that Cap Rd and vicinity between 45th and 41st Aves is receiving an inordinate amount of targeted sites for housing. This doesn't seem fair to the west side residents to receive the bulk of identified sites. Sites to accommodate multiple housing units should be spread throughout the city instead of being concentrated on one street.

The following sites should be identified to reduce the number of targeted sites on Cap Rd :

1. Redtree vacant property and their office building on Bay Ave adjacent to Hiway 1.
2. The under utilized commercial complex on Capitol Ave housing the Cook House restaurant and the adjacent property with the Mexican restaurant and auto detailing business.
3. The property on Capitola Ave housing the bridal boutique shop next to the Mansion apts.
4. A portion of the Monterey Ave Park adjacent to the school.
5. 600 Park Ave - a low density apt complex nearing the end of its economic life.
6. Under utilized commercial property adjacent to the city corporation yard.
7. The RV storage on Jade St belonging to the mobile home park.
8. The old kennels on Cap Rd and Bulb Ave.
9. The old auto dealer site at the end of Auto Plaza Dr. It's primarily storage for the Toyota dealer. It can be accessed off Wharf Rd.
10. The Gotti property on Bay Ave, from the produce market to Hill St.
11. Monarch Cove property.

Thanks for considering this.  
Mick Routh

Sent from my iPad

On Mar 16, 2023, at 1:03 PM, Herlihy, Katie (kherlihy@ci.capitola.ca.us) <kherlihy@ci.capitola.ca.us> wrote:

Dear Interested Members of the Capitola Community,

This is an email reminder that the Planning Commission and City Council are hosting a joint work session this evening to discuss the first draft of the Housing Sites Inventory for the Housing Element

Update. The meeting will begin at 6 pm in City Council Chambers located at 420 Capitola Avenue, Capitola, California, 95010.

You may view the staff report and the first draft of the sites inventory map by opening the following link:  
[Link to the March 16, 2023 Agenda Packet](#)

Meetings are open to the public for in-person attendance at the Capitola City Council Chambers or through remote access.

Other ways to Watch:

1. Spectrum Cable Television channel 8
2. City of Capitola, California YouTube Channel

To Join Zoom Application or Call in to Zoom:

Meeting

link: <https://us02web.zoom.us/j/83090940627?pwd=YnJhRlFtYWZlMkhCTytQQW5GOHhZz09> (link is external)

Or dial one of these phone numbers:

1. 1 (669) 900 6833
2. 1 (408) 638 0968
3. 1 (346) 248 7799

Meeting ID: **830 9094 0627**

Meeting Passcode: **468479**

To make a remote public comment:

1. Via Zoom Application: Use participant option to “raise hand”. The moderator will unmute you
2. Via Zoom phone call: Dial \*9 on your phone to “raise your hand”. The moderator will unmute you

Regards,

Katie Herlihy, AICP

City of Capitola

Community Development Director

[kherlihy@ci.capitola.ca.us](mailto:kherlihy@ci.capitola.ca.us)

831.475.7300 ext 216



Building Counter Hours: 9 am - noon

Planning Counter Hours: 1 pm – 4 pm