

Wyatt, Rosie

From: Gautho, Julia
Sent: Thursday, September 19, 2024 2:22 PM
To: Wyatt, Rosie
Subject: Fwd: Re-Zoning of Capitola Gardens

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From: Sandra Mendoza <sandmenez@gmail.com>
Sent: Thursday, September 19, 2024 2:18:55 PM
To: PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>; Froelich, Brian <bfroelich@ci.capitola.ca.us>
Subject: Re-Zoning of Capitola Gardens

Dear Commissioners:

Thank you so much for taking the time and energy to make Capitola a place we all love and live!

My focus today is the density increase in Capitola Gardens 1745 46th Avenue, across the street from where I live here in Capitola. I lived here in Capitola for the past 44 years. I raised my kids here. Volunteered at their schools. And sat on the Board for the Schools. This is my community.

Capitola Gardens was a Senior Development that was also designed for veterans. When the restriction limit ran out that has all changed. It has beautiful trees that were here way before that development. Save some trees! The seniors and veterans no longer live there because they are priced out of the rental market. Bill 951 and 957 is creating a problem again where rents are rising and people are being forced to leave. We all know the story, how long do people really live in Santa Cruz County because it is so expensive. But, most of the people on my street have lived here over 20 years. We are a R-1 single family home neighborhood.

I too am worried about raising water prices as global warming continues. We really do not know if we will have a long-term drought. We have never had water rationing. We should be conservative with water so we can maintain our tourist industry.

The other concern is waste water and being able to safely dispose of it. If we do not address our waste water future we will have sewer dumping in Soquel Creek at the disposal station and down into the Monterey Bay Marine Sanctuary.

More density means more cars. We do not have jobs to provide for the incoming residents to fill these re-zoned areas. In order for people to make \$78k or more they will need to drive over the hill. It will make more traffic and more noise. Not to mention there are no parking spaces in the evening on my street as it is now. In addition, lights from the Capitola Gardens parking lot driveway shine in my windows and create more disturbance.

Please do not put multi-story units in Capitola Gardens. I understand creating a diverse residential neighborhood and I welcome our new residents. Let us all be good neighbors and cohabitate together.

I really appreciate you listening,

Sandra Mendoza