Gautho, Julia

From: Capitola Child Care <capchildcare@gmail.com>
Sent: Wednesday, September 9, 2026 9:29 AM
To: Gerry Jensen; Margaux Morgan; Melinda Orbach; Clarke, Joe; Westman, Susan; City Council
Subject: Agenda 9D - Citywide Municipal Code Amendments

Mayor and Councilmembers,

I am asking you **not to adopt the Chapter 17.88 portion of Item 9D as written tonight**, and specifically to restore childcare as an eligible community benefit.

I operate a licensed Family Child Care Home here in Capitola. An FCCH is not technically the same zoning classification as a child care center — your own code separately identifies "Home Day Care" and "Day Care Centers." But both are part of the same child-care infrastructure that working families depend on.

What concerns me is that the City is taking childcare **out** of the community-benefit program at the exact moment it is encouraging more mixed-use housing.

The City's adopted Housing Element could hardly be clearer. Program 1.4 calls for an expanded list of community benefits that complement mixed-use residential development and specifically identifies **childcare facilities** as an example.

The existing Chapter 17.88 already recognizes "child care centers and other facilities providing daytime care and supervision to children" as a community benefit.

Yet the replacement ordinance deletes childcare from that list.

Even more difficult to understand, the ordinance before you tonight **keeps childcare as a community benefit for the Village Hotel**, while eliminating it from the chapter governing mixed-use development along 41st Avenue and Capitola Road.

So I have a basic question:

Why is providing childcare considered a valuable enough public benefit to justify development incentives for a hotel, but not for a mixed-use residential project where new families and children will actually live?

If the concern is that the Housing Element requires objective standards, then create objective standards for childcare. Establish a minimum licensed capacity, minimum square footage, required operating period, or another measurable standard. **The answer should not be to delete the benefit altogether.**

We are talking about giving developers significant incentives — potentially greater height, increased floor area, and other development benefits. If the community is giving something of value, Capitola should preserve the ability to receive something families genuinely need in return.

Childcare supports working parents, employers, housing, and the economic vitality of the community. Housing and childcare are not competing priorities. **More housing creates more need for childcare.**

Please don't adopt a Housing Element implementation ordinance that removes one of the very community benefits the Housing Element itself specifically identifies. And please don't tell us childcare is a community benefit for a hotel, but somehow not for housing. Restore childcare to Chapter 17.88.

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Thank you,
Teresa Maguire
Owner / Director
Capitola Child Care
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