

Froelich, Brian

From: Michelle Henderson <sgt1164@gmail.com>
Sent: Monday, February 27, 2023 9:30 PM
To: PLANNING COMMISSION
Cc: City Council
Subject: Proposed housing development at 4401 Capitola Rd

Dear planning commissioners, and city council members,

I have attended in person the past two planning commission meetings when the proposed "The Bluffs at 44th" housing project at 4401 Capitola Rd. was on the agenda and have already spoken during the public comment portion. I will not be able to attend the meeting on March 2nd, but I am again expressing my strong opposition to this housing development that violates every provision of the zoning ordinance. This development is not appropriate for this location for reasons so many local residents have already expressed.

I live on 46th Avenue, which is already a busy thoroughfare for traffic between Clares St. and Capitola Rd. Based on where the planned driveway entrance to the parking lot off Capitola Rd is located, residents of this development approaching from the north will have to drive down 46th Ave to access the driveway. 46th Ave is too busy with (often speeding) vehicles as it is for a residential street, and will be further impacted by this housing project. Only one side of the street has a sidewalk, which is narrow, for pedestrians. People often walk in the street where there is no sidewalk. Inviting additional vehicle traffic on the street is an obvious hazard.

Parking is already strained in the neighborhood. With the overflow of vehicles from the apartments and condominium complexes, the homeless living in their vehicles, visitors to the events in the Village, and the church, there is often no available street parking, especially at night. I walk my dogs early in the morning and witness residents circling the block or idling in the street, waiting for another resident to leave so they can park their car. I used to work the midnight shift and did not have off street parking, and fully understand the misery of just wanting to park your car and go to bed but having to wait for a parking spot to become available. I frequently see cars parked in the red zone next to fire hydrants. Just this morning, I was surprised to see a neighbor walking home from an overnight work shift. She told me that she would prefer to drive as it did not feel safe to walk home alone, but she can never find parking for her car at that hour and would end up having to walk a distance anyway after finally finding a parking spot.

This housing project is too tall and too dense and inappropriate for this location. What about the quality of life of the residents who are already living in this crowded neighborhood? I will see a three story building blocking where I used to see daylight and a peek at the sunset. I suffer long term effects from a head injury that causes me to have low tolerance to noise. I become sick with migraine type headaches. I purposely retired to this neighborhood to escape the more crowded, busy pace and noise of a bigger city. Now I have to endure two years of construction noise for a housing project that every neighbor I've spoken to believes is entirely inappropriate for the location? The few people that have spoken out in favor of the project do not live in the vicinity of it, they live many blocks away and will not be directly impacted by it. The fact that members of the local community who are in need won't even get preference to one of the new apartments is particularly disappointing.

Just because the state dictates that low income housing developments are exempt from local zoning requirements doesn't make this housing development appropriate for this location. I listened to the developers, who live in the Davis and San Diego areas, nowhere near Capitola, exclaim to the commission how "excited" they were about this project. I'm sure they are! They swoop in here asserting their version of eminent domain on our community because the state says they can? They're excited alright, to make their money and go home after dumping an oversized, high density housing project with all of the subsequent problems for the community to contend with. If allowed, this project will forever alter the quality of life in this neighborhood, and not for the better.

Thank you for your consideration,

Michelle Henderson

Froelich, Brian

From: Janine <j9discuss@gmail.com>
Sent: Tuesday, February 28, 2023 12:39 PM
To: PLANNING COMMISSION
Subject: Support for Affordable Housing at 44th/Capitola Rd

Hello,

I am writing in support of the affordable housing project at 44th and Capitola Road. This is a perfect location for infill housing - it is close to shopping, services and on a major transit route. These 36 homes include those that could accommodate families (2- and 3-Bedroom) and common areas like playgrounds.

I have family that live in Capitola and I frequent many businesses along that corridor regularly. This is an opportunity for more individuals and families to live in Capitola. It would get more people to live near where they work or go to school or services. My only regret is that it isn't twice as large! Capitola Road can accommodate the density and even more people would have homes near all that Capitola offers.

Thank you,
Janine (Roeth)

Froelich, Brian

From: Pam Silbaugh <psilbaugh@cruzio.com>
Sent: Tuesday, February 28, 2023 2:03 PM
To: PLANNING COMMISSION
Subject: Unacceptable lack of adequate parking - 36-unit affordable housing project proposed for the property at Capitola Rd. and 44th Avenue.

Planning Commission, City of Capitola

The above proposed project has an unacceptable lack of adequate parking for the residents, and will be a disaster for the neighborhood and the City of Capitola.

This is a Health & Safety situation that should not be approved, putting many lives at risk in an area that is already overcrowded with vehicles and traffic. The necessary correction for adequate parking must be made.

Sincerely,
P.J. Silbaugh
Jewel St, Capitola CA 95010