

## Froelich, Brian

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**From:** Isaiah Berke <iberke@ucsc.edu>  
**Sent:** Tuesday, February 28, 2023 3:08 PM  
**To:** PLANNING COMMISSION  
**Subject:** I support the Affordable Housing project at 44th and Capitola

Hello Planning Commission,

I am a low income student and I support the affordable housing project.

Sincerely,  
Isaiah Berke

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Isaiah Berke  
Kresge, UCSC Class of 2023  
1759507  
he/him

## **Froelich, Brian**

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**From:** doug@lomakgroup.com  
**Sent:** Tuesday, February 28, 2023 3:11 PM  
**To:** PLANNING COMMISSION  
**Subject:** 4401 Capitola Road, March 2 Hearing -- parking

Commissioners,

We own the office building located at 4400 Capitola Road (AAA Building), across the street from the proposed project at 4401 Capitola Road.

I will be traveling March 2 and will not be able to speak during the hearing, but please know how concerned we are about the impact of the proposed project.

For over forty years we have operated commercial centers in multiple jurisdictions. From the beginning, one of our primary challenges has been controlling unauthorized access to our parking lots, especially from neighboring under-parked apartment and condominium projects.

We know from experience that the grossly under-parked project proposed for 4401 Capitola Road will create havoc for our tenants and for our neighbors.

Employees, customers, clients, and patients of the businesses located in our building and surrounding properties will find their parking places taken by the residents of 4401 Capitola Road, who will park in our lot because they will have no other place to park.

We understand that you might feel constrained by recent changes in State law; nevertheless, we urge you to do all within your power to assure that the project is modified to conform with the City's current parking regulations.

Thank you,

Doug Kaplan  
Lomak Property Group  
[doug@lomakgroup.com](mailto:doug@lomakgroup.com)

## **Froelich, Brian**

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**From:** Lisa Johnson <lisajohnsonsantacruz@gmail.com>  
**Sent:** Tuesday, February 28, 2023 3:40 PM  
**To:** PLANNING COMMISSION  
**Subject:** I support the Affordable Housing project at 44th and Capitola

I am so happy to hear about 100% affordable “actual homes”.... Kudos to Capitola!!!!!!

Do the right thing and support this development.

Thank you,  
Lisa Johnson  
441 Meder St, Santa Cruz, CA 95060  
831 430-6511

## Froelich, Brian

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**From:** Karen Smith <kcs4224@sbcglobal.net>  
**Sent:** Tuesday, February 28, 2023 4:09 PM  
**To:** PLANNING COMMISSION  
**Subject:** NIMBY

Dear Planning Commission Department, Regarding the Salt Box Office Building Site, I feel the current plans are too tall and too dense for the area. I do see the urgent need for low and middle income housing, but ask you to reconsider the size and space for this site. Thank you, Karen Smith Jewel Box, Capitola

Sent from my iPhone

**Froelich, Brian**

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**From:** Indiana Reid-Shaw <ireidshaw@gmail.com>  
**Sent:** Tuesday, February 28, 2023 4:58 PM  
**To:** PLANNING COMMISSION  
**Subject:** I support the Affordable Housing project at 44th and Capitola

Dear Capitola Planning Commission,

I'm writing in support of the 44th and Capitola Project. I'm excited about the 36 new homes that are all affordable. I think more housing near the library will help create a thriving walkable and bikeable community near commercial areas. We need to address the housing crisis and this is the infill housing we need.

Thank you for your support.

Best,  
Indy Reid-Shaw  
Almar Ave Santa Cruz