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May 3, 2023

Capitola City Hall  
Planning Commission  
420 Capitola Avenue  
Capitola CA 95010

RE: Planning Commission hearing 5/04/2023 - Item 6BA – Citywide Housing Element

Dear Planning Commissioners:

We are desperate for more housing but do not remove any developed open space or parks. These sites will never be replaced, once they are gone, they are gone forever. With the increased density we need more parks not less.

On the Inventory Map it appears that potential housing sites include:

1. The Community Center soccer field
2. The Waterwise Demonstration garden on Capitola Rd & Wharf Rd
3. The Senior Center garden
4. The mini-park at Monterey Ave & Bay Ave

Remaining are the Community Center park; the Reggie Wong park, the Rispin Mansion site which is 90% unusable, and the beach. I don't think one can include New Brighton State Beach. or the Monte pump track, but happy to see it remain.

Parks and open space are necessary for the health of the community. Dedicated park land has been required for residential development in the past, but since most of the development standards are waived for affordable housing, these projects will not provide public park or open space. We will be lucky to get a tot lot.

Thank you,

Paula Bradley