From:

Santa Cruz, CA 95060

To: Ryan Bane, Senior Planner

City of Santa Cruz Planning & Community Development Dept.

809 Center St, room 206

Santa Cruz, CA 95060

**RE: Proposed 40-Unit Residential Development**

1930 Ocean St extension

APN 008-004-02 & APN 008-004-01

Dear Sir/Madam:

As a resident of Paradise Park, I am opposed to the proposed 40 unit condominium project at the beginning of Ocean St. Extension uphill from the cemetery. This project is currently going through an Environmental Impact Review and Permit Approval Process in the City of Santa Cruz Planning Department.

Ocean St. Extension is located at an interface between City, County and State in terms of jurisdiction of density, traffic and fire protection and emergency access. This development is fundamentally out of character with our rural area, the City General Plan and the Zoning designations for the city.

The developers are asking for an amendment of the City of Santa Cruz General Plan to change the land use from L (low density residential) to LM (Low Medium Density Residential) Also requested is a zoning map amendment to rezone the site from R-1-10 (Single Family Residential) to RL (Multiple Residence-Low Density) This means that instead of a maximum of 10 single-family homes under the current Land Use and Planning Zone designations the project developers, are requesting permission to construct 40 condominiums on what is a rural, residential neighborhood, at one end of a narrow dead-end road.

The impact of increased traffic (upwards of 266 vehicle trips per day, as per the traffic report submitted by the developers – see mention below) will have a significant impact on the traffic flow and safety at the currently substandard intersection of Graham Hill Rd. and Ocean St. Ext. The traffic study prepared by the Developers in 2014, did not take into consideration the increased traffic on Ocean St. from the new Memory Care Facility and the townhouses currently under construction at Jewell and Ocean Street.

Emergency access is a problem for both the 48+ county residences of Ocean St. Ext. and 400 residences in Paradise Park. If Hwy. 9 is closed due to an unforeseen natural disaster (landslides, earthquake, flood, fire, etc.) or other emergency, the only other exit route for the residents of Paradise Park would be along Ocean St. ext. As it is, fire trucks are currently unable to reach the residents of Paradise Park on the west side of the San Lorenzo River as the historic covered bridge cannot support the weight of the fire trucks. Thus, any additional density at the other end of Ocean St. ext. risks impeding access further.

For these reasons, we join the other residents of Ocean St. ext. in opposing this plan. Thank you for your attention to these important matters.

Sincerely,