

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
WEB: WWW.COASTAL.CA.GOV



Th13a

Prepared May 6, 2024 for May 9, 2024 Hearing

To: Commissioners and Interested Persons

From: Kevin Kahn, Central Coast District Manager
Kiana Ford, Coastal Planner

**Subject: Additional hearing materials for Th13a
LCP Amendment Number LCP-3-CAP-22-0061-2 Part B (Monarch Cove
Inn Redesignation)**

This package includes additional materials related to the above-referenced hearing item as follows:

Additional correspondence received in the time since the staff report was distributed

From: CentralCoast@Coastal
To: [Ford, Kiana@Coastal](mailto:Ford_Kiana@Coastal)
Subject: Fw: Opposition to Redesignation Proposal for Monarch Cove Inn
Date: Friday, April 26, 2024 10:30:18 AM

From: Harry <depothill2000@gmail.com>
Sent: Thursday, April 25, 2024 9:42 PM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Opposition to Redesignation Proposal for Monarch Cove Inn

Dear California Coastal Commission,

I am writing to express my strong opposition to the proposed redesignation of Monarch Cove Inn to R1 residential. As a resident of the area, I am deeply concerned about the potential negative impacts that this rezoning could have on our community.

Firstly, El Salto Rd is already a shared space, accommodating pedestrians on public trails, hotel visitors, and local residents alike. Introducing R1 zoning and adding more housing to the area would only exacerbate the issue of overcrowding. The infrastructure and resources along El Salto Rd are already stretched thin, and adding more housing units would only further strain these resources. This would negatively impact the quality of life for current residents and visitors alike.

Secondly, it's important to note that El Salto Rd is a private road and lacks sufficient maintenance compared to public roads. This means that any increase in traffic due to the addition of residential units would put additional strain on the already limited resources available for road maintenance. This could lead to further deterioration of the road and potentially compromise the safety of those who use it.

Given these concerns, I urge the Coast Commission to reject the proposal to rezone part of Monarch Cove Inn to R1 residential. Instead, I believe it is essential to prioritize the preservation of the existing community and infrastructure in the area. Any development plans should be carefully considered to ensure that they are in the best interest of all residents and stakeholders.

Thank you for considering my concerns regarding this matter. I trust that you will carefully evaluate the potential impacts of the proposed rezoning and make a decision that is in the best interest of the community.

Sincerely,

CALIFORNIA COASTAL COMMISSION

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Th13a

**LCP-3-CAP-22-0061-2 PART B (MONARCH COVE INN
REDESIGNATION)**

MAY 9, 2024 HEARING

CORRESPONDENCE

Ford, Kiana@Coastal

From: Dan Da Man <awsumd@msn.com>
Sent: Wednesday, April 10, 2024 9:48 AM
To: CentralCoast@Coastal
Subject: Public Comment on April 2024 Agenda Item Thursday 14a - City of Capitola LCP Amendment No. LCP-3-CAP-22-0061-2 Part B (Monarch Cove Inn Site Redesignation).

Follow Up Flag: Flag for follow up
Flag Status: Completed

Categories: Forwarded

The fact that a simple item has been delayed for several years is a testament to the disfunction of the Commission and it's mission. The owners will be dead by the time you get anything done and not one positive outcome will occur as a result of your inaction!
The property is at the end of a dead end street and the neighbors have complained about the Inn activities for decades and the owners simply want to have it zoned as residential, simple request with City of Capitola concurrence. What is the problem CCC??