

Change in Zoning Meeting March 3rd

From terre thomas <terra12@cruzio.com>

Date Fri 2/28/2025 3:52 PM

To PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>

February 28, 2025

To: The Planning Commission of Capitola

Re: Special Meeting March 3rd

Zoning Changes

To you and the Planning Department,

In case you will be making a determination this evening regarding the change in zoning for the seven areas discussed at the recent workshop,

I would like to strongly request that you give Area 1 the 600 Park Avenue Apartments, a designation of R20.

My reasoning is that:

- A) Bus service was stopped many years ago, due to lack of ridership.
- B) It takes a good 20 minutes to get to Nob Hill and the Post Office on foot, so carrying groceries would be prohibitive.
- C) Parking considerations must be taken into account for any future development, ie. one to one and a half spaces on site per unit, especially if the RTC takes Park Avenue for the trail, and eliminates all 25 parking spaces on the street, and Cliffwood Heights refuses to take their overflow.

- D) This is the only Area under consideration with single family residence back yards abutting the property. Others may be across the street, or non-existent, so over building is not in the best interest of the neighborhood.

For these reasons (and others I don't have time to mention) I strongly urge you to consider giving this parcel an R20 designation so that all future needs are met on the property.

Thank you for hearing me,

Sincerely,

Terre Thomas on Park Avenue