

Westly, Austin

From: Karen Klimowski <kdklimowski@gmail.com>
Sent: Friday, August 9, 2024 5:44 PM
To: City Council
Subject: high density housing proposed changes

Hi,

I've read through most of the materials posted on the meeting website, what is the impact for parking on the proposed changes. I live at the intersection of Hill Street and Rosedale Street, parking is already a major problem. What are plans to address parking issues if more places are added?

Thank you,

Karen

Westly, Austin

From: terre thomas <terra12@cruzio.com>
Sent: Friday, August 9, 2024 10:24 AM
To: PLANNING COMMISSION
Cc: Sesanto, Sean
Subject: Zoning Map Updates August 15th 600 Park Avenue Zoning Change

August 9, 2024

Please distribute:

To the Planning Commission, Planning Staff, and Packet for August 15th.

Re: Notice of Proposed Change of Zone

From: Terre Thomas, 516 Park Ave,

Resident Abutting the 600 Park Ave Apartments

Public Comment: Regarding the 600 Park Ave. Apartment Parcel

Change in zoning designation

I would like to strongly request that you reconsider the proposed zoning change from 40 to RM-20. There is no other parcel being considered with this extreme change from RM-L (10 units per acre) to RM-40. This proposal would quadruple the number of allowable units, unlike any other property considered for a zoning change. That would change the number of units from approximately 80 to 270, in buildings equivalent to four stories high, with at least 2 cars per unit that must be provided for onsite. That is an unbelievable jump, considering there are 18 single family homes that border this property, unlike any other parcel being considered for a change.

The adjoining Single Family Residences, including ourselves, were just notified on the 7th by mail of this draconian change in zoning, and only one 8 ½ x 11 inch notice was recently posted at the entrance to said property. I might also say that according to the General Plan, Notices of Hearing for Zoning Map Amendments must be printed in type 1 ½ inches high. The single notice only has lettering less than ½ inch. Consequently, the City has inappropriately notified the public of this change of zoning, and that must be rectified wherever it occurred.

Once again, it is very important that you reconsider this density change to the 600 Park Ave Apartments from 40 units to 20 units. That would still double the number of units currently zoned for. And you must also take into consideration the current 80 existing units of low and moderate income renters that would be evicted as a result of any pending development, and add them to the number of needed additional units in those categories, because I don't believe that any development here would accommodate their replacement, as required.

Thank you.

Westly, Austin

From: terre thomas <terra12@cruzio.com>
Sent: Sunday, August 11, 2024 7:41 AM
To: PLANNING COMMISSION
Cc: Sesanto, Sean
Subject: Zoning Map Updates: August 15: 600 Park Ave. Zoning Change
Attachments: 600 Park Ave 2 email.docx

I am resending this letter in PDF format, with a few additions, in case the one previously sent was not usable. TT

August 9, 2024

To the Planning Commission and Planning Staff
Re: Notice of Proposed Change of Zone
From: Terre Thomas, 516 Park Ave,
Resident Abutting the 600 Park Ave Apartments

Public Comment: Regarding the 600 Park Ave. Apartment Parcel
Change in zoning designation

I would like to strongly request that you reconsider the proposed zoning change from RM-40 to RM-20. There is no other parcel being considered with this extreme change from RM-L (10 units per acre) to RM-40. This proposal would quadruple the number of allowable units, unlike any other property considered for a zoning change. That would change the number of units from approximately 80 to 270, in buildings equivalent to four stories high, with at least 2 cars per unit that must be provided for onsite. That is an unbelievable jump, considering there are 18 single family homes that border this property, unlike any other parcel being considered for a change, almost all back yards needing privacy.

The adjoining Single Family Residences, including ourselves, were just notified on the 7th by mail of this draconian change in zoning, and only one 8 ½ x 11 inch notice was recently posted at the entrance to said property. I might also say that according to the General Plan, Notices of Hearing for Zoning Map Amendments must be printed in type 1 ½ inches high. The single notice only has lettering less than ½ inch. Consequently, the City has inappropriately notified the public of this change of zoning, and that must be rectified wherever it occurred.

Once again, it is very important that you reconsider this density change to the 600 Park Ave Apartments from 40 units to 20 units. That would still double the number of units currently zoned for. And you must also take into consideration the current 80 existing units of low and moderate income renters that would be

evicted as a result of any pending development, and add them to the number of needed additional units in those categories, because I don't believe that any development here would accommodate their replacement, as required.

Thank you, Terre Thomas, former Planning Commissioner

Westly, Austin

From: Linda Barnes <liruhiba@gmail.com>
Sent: Friday, August 9, 2024 5:35 PM
To: PLANNING COMMISSION
Subject: plan for roads

Hi,

I could not find the plan for the roads that should accompany the housing increase planned for Capitola. Can you please put a link for roads/traffic/parking update on the website?

Thank you,

Linda Barnes
liruhiba@gmail.com

Westly, Austin

From: Dan <dbt33@hotmail.com>
Sent: Tuesday, August 13, 2024 8:28 AM
To: City Council
Subject: Potential Rezoning

To the Capitola City Council, Planning Commission and Planning staff.
From Daniel Benvenuti, 105 Wesley st
Resident abutting the 600 Park
Av apartments.

I strongly request that you reconsider the proposed zoning change from RM 40 to RM 20. The RM 40 zoning would quadruple the existing units which is not congruent to other proposed changes with the exception of one much smaller parcel. 600 park is virtually surrounded by abutting single family residence there is NO buffer zone . Only one access to Park av which you have already requested public input on how to best soften the impact of traffic on. At the present 80 units cars constantly park on Wesley and along Park av that residents occupy 600 park av. This would be dramatically increased. The addition of a four story complex would invade the now private setting of all a-budding residence . As a suggested alternative, perhaps you may consider the underutilized lower parking area next to City Hall. Currently this area stands vacant throughout the year only on a few rare occasion are cars parked there. This location would offer two access points and ample space for a two story complex which would not impact surrounding homes. I realize we have been mandated to consider these changes and just because planning suggests that this is possible DOES NOT make acceptable. Capitola has looked upon for years as a picturesque sea side village. Are you going to be the ones that will for ever change that?



To: Capitola Planning Commissioners
RE: Item #5A on August 15, 2024 Agenda
August 13, 2024

Dear Commissioners,

Thank you for the work on updating the zoning code. This is a crucial step toward addressing barriers to housing production and incentivizing the creation of more housing in Capitola over the next eight years. Santa Cruz YIMBY has the following feedback on the proposed zoning amendments, Item #5A on August 15, 2024 Agenda.

Missing Middle Housing (1.1) - 17.16.020.C

- The introduction of five new residential zones with a range of densities is commendable.
- We appreciate the inclusion of higher-density residential zones (30-40 du), which are well-suited for affordable housing.

Lot Consolidation (1.1) - 17.24.030.J and Table 17.24-4

- We acknowledge the increased height incentive to 40 feet in the MU-N zone.
- Regarding lot consolidation, there is a proposed increase in FAR to 1.5, while the 17.88 Community Benefits incentive already adopted provides an increase in FAR to 2.0. What is the approach to FAR incentives?

Alternative Housing Types (1.5) - Micro-units (17.24.030.K)

- The incentive for buildings with micro-units in the CC or CR zone is contingent upon the building being ¼ mile (walking distance) of a major transit stop or high quality corridor. Currently, Capitola lacks major transit stops or high quality corridors. While we are hopeful about METRO plans and AMBAG planning, this limitation could persist for years.
- The Proposed Zoning Code Amendment Table mentions allowing 0.5 parking spaces per microunits, but this standard doesn't appear in any parking standard tables.

Parking - Table 17.76-2

- See above for microunits not being included in the parking table 17.76-2
- If the standard is 0.5 spaces for a micro-unit (<350 sq ft), then units under 500 sq ft in multifamily buildings should also have a 0.5-space requirement.
- Noting previous discussions on bedroom vs. square footage, it is recommended that parking requirements be based on bedroom count, similar to the standards in the City of Santa Cruz, the County, and Watsonville. For example, 0.5 spaces for micro/studio, 1 space for 1-bedroom units, 1.5 spaces for 2-bedroom units, and 2 spaces for 3+ bedrooms.

Housing on Education and Religious Sites (1.8) - 17.96.220.D.2

- 17.96.220.D.2 outlines a “Ministerial Design Review” for *Housing on Religious Facilities Sites*, placing the Planning Commission in a ministerial review role. This is unneeded overhead and adds discretion to an objective process.
- “Ministerial action” is defined as a city decision on a planning permit that involves only fixed standards or objective measurements without requiring the exercise of discretion. This process should align with other examples of ministerial approvals, such as ADUs and SB9.

Design Review Process; Architecture and Site Review Committee - 17.120

- The edits to the Design Review Criteria are a step in the right direction, but there is room for further improvement. More subjectivity could be removed or referred to objective standards elsewhere.
- Elements like *Pedestrian Environment, Privacy, Safety, Massing and Scale, Articulation, and Visual Interest* are addressed more objectively in 17.82, which covers Objective Standards for Multifamily and Mixed-Use Residential Development.
- *Architectural Style* is completely subjective. *Materials* are highly subjective.

Referral of Applications to Planning Commission - 17.112.090

- This section allows the Community Development Director to refer any application involving a discretionary action to the Planning Commission for review and a final decision.
- All items before the Planning Commission should be part of a standard process or an appeal.
- It is suggested that this section be removed to prevent unnecessary referrals.

Thank you for the opportunity to comment. Santa Cruz YIMBY supports sustainable growth, including along transportation corridors and activity centers and a commitment to lower Vehicle Miles Traveled by housing people near services and jobs.

Sincerely,
 Elizabeth Madrigal
 Lola Quiroga
 Janine Roeth
Leads, Santa Cruz YIMBY

 Santa Cruz YIMBY advocates for abundant housing at all levels of affordability to meet the needs of a growing population in Santa Cruz County.

Westly, Austin

From: Santa Cruz YIMBY <santacruzylimby@gmail.com>
Sent: Tuesday, August 13, 2024 5:00 PM
To: PLANNING COMMISSION
Cc: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: [PDF] Santa Cruz YIMBY input on Proposed Zoning Amendments, Item #5A on August 15th Agenda
Attachments: Santa Cruz YIMBY Input on Capitola Zoning Amendments - Planning Commission 8_15_24.pdf

Hello Planning Commissioners,

Please see below and attached our input on the Proposed Zoning Amendments on Item #5A on your August 15th Agenda.

Sincerely,
 Elizabeth Madrigal
 Lola Quiroga
 Janine Roeth
 Leads, Santa Cruz YIMBY

Thank you for the work on updating the zoning code. This is a crucial step toward addressing barriers to housing production and incentivizing the creation of more housing in Capitola over the next eight years. Santa Cruz YIMBY has the following feedback on the proposed zoning amendments, Item #5A on August 15, 2024 Agenda.

Missing Middle Housing (1.1) - 17.16.020.C

- The introduction of five new residential zones with a range of densities is commendable.
- We appreciate the inclusion of higher-density residential zones (30-40 du), which are well-suited for affordable housing.

Lot Consolidation (1.1) - 17.24.030.J and Table 17.24-4

- We acknowledge the increased height incentive to 40 feet in the MU-N zone.
- Regarding lot consolidation, there is a proposed increase in FAR to 1.5, while the 17.88 Community Benefits incentive already adopted provides an increase in FAR to 2.0. What is the approach to FAR incentives?

Alternative Housing Types (1.5) - Micro-units (17.24.030.K)

- The incentive for buildings with micro-units in the CC or CR zone is contingent upon the building being 1/4 mile (walking distance) of a major transit stop or high quality corridor. Currently, Capitola lacks major transit stops or high quality corridors. While we are hopeful about METRO plans and AMBAG planning, this limitation could persist for years.

- The Proposed Zoning Code Amendment Table mentions allowing 0.5 parking spaces per microunits, but this standard doesn't appear in any parking standard tables.

Parking - Table 17.76-2

- See above for microunits not being included in the parking table 17.76-2
- If the standard is 0.5 spaces for a micro-unit (<350 sq ft), then units under 500 sq ft in multifamily buildings should also have a 0.5-space requirement.
- Noting previous discussions on bedroom vs. square footage, it is recommended that parking requirements be based on bedroom count, similar to the standards in the City of Santa Cruz, the County, and Watsonville. For example, 0.5 spaces for micro/studio, 1 space for 1-bedroom units, 1.5 spaces for 2-bedroom units, and 2 spaces for 3+ bedrooms.

Housing on Education and Religious Sites (1.8) - 17.96.220.D.2

- 17.96.220.D.2 outlines a “Ministerial Design Review” for Housing on Religious Facilities Sites, placing the Planning Commission in a ministerial review role. This is unneeded overhead and adds discretion to an objective process.
- “Ministerial action” is defined as a city decision on a planning permit that involves only fixed standards or objective measurements without requiring the exercise of discretion. This process should align with other examples of ministerial approvals, such as ADUs and SB9.

Design Review Process; Architecture and Site Review Committee - 17.120

- The edits to the Design Review Criteria are a step in the right direction, but there is room for further improvement. More subjectivity could be removed or referred to objective standards elsewhere.
- Elements like Pedestrian Environment, Privacy, Safety, Massing and Scale, Articulation, and Visual Interest are addressed more objectively in 17.82, which covers Objective Standards for Multifamily and Mixed-Use Residential Development.
- Architectural Style is completely subjective. Materials are highly subjective.

Referral of Applications to Planning Commission - 17.112.090

- This section allows the Community Development Director to refer any application involving a discretionary action to the Planning Commission for review and a final decision.
- All items before the Planning Commission should be part of a standard process or an appeal.
- It is suggested that this section be removed to prevent unnecessary referrals.

Thank you for the opportunity to comment. Santa Cruz YIMBY supports sustainable growth, including along transportation corridors and activity centers and a commitment to lower Vehicle Miles Traveled by housing people near services and jobs.

Westly, Austin

From: Marlane Tinsley <marlane@studio528inc.com>
Sent: Tuesday, August 13, 2024 5:31 PM
To: PLANNING COMMISSION
Subject: Questions from Pearson Court Homeowners Association

August 13, 2022

To the City of Capitola Planning Commission from the Pearson Court HOA:

On any given day, driving down 42nd Avenue between Clares and Capitola Road requires an improvised dance of bob and weave, give and take, and on-the-fly calculation of inches to avoid lopping off the side mirror of an on-coming vehicle, or car parked on either side of the street. 42nd Street acts as guest and overflow parking for the several RM zoned properties in the area and probably for some single-family residences as well. Cars are parked all along both sides of 42nd Street from Clares to Grace and for half a block past Grace heading toward Capitola Road, reducing it to a lane and a half at best, or where work trucks or vans are parked, squeezing it down to one lane.

Given this daily reality, it is hard to imagine our area's infrastructure being able to support the proposed increased housing density.

As we have pondered the proposed High-Density Rezoning of our neighborhood, we as a Homeowner's Association question why the City plans to accommodate such growth in an already impacted area.

One of our questions is, with acres of unused parking at the Capitola Mall and other under-used strip malls along 41st Avenue, wider streets with traffic lights, and empty retail space all around, why focus on increased housing density between Clares and Capitola Road? Why not rezone the underutilized areas on 41st for high-density housing?

Our other concern is that it is unclear from your documentation how you plan to accommodate the added parking and traffic needs in the areas you've targeted for rezoning, what is your plan?

As a Homeowners Association of ten single-family homes right in the middle of the area targeted for rezoning, we agree that your proposed rezoning of our area is unsustainable as proposed, and we would greatly appreciate you addressing these concerns at the meeting on August 15th.

On behalf of The Pearson Court Home Owner's Association,

Marlane Tinsley, President

Homeowners:

- Mike and Marlane Tinsley
- Guillermo Alvarez
- Laura and Patrick Molanchon
- Don and Linda Penner
- Jonathan Madara and Thuan-Hau Trinh
- David and Agnes Berthelot

Bob and Cheryl Moon
Negar Rasti
Debbie Streeter

Item 2 A.

*One of our owners has chosen to abstain due to a conflict of interest

Westly, Austin

From: Jefferson Lee <constructionjeffersonlee77@gmail.com>
Sent: Tuesday, August 13, 2024 7:40 PM
To: PLANNING COMMISSION
Subject: 8/15/24 planning commission meeting - rezoning

Dear Planning Commission,

We are very concerned and strongly oppose the rezoning of the Park Ave Apts. property, and the subsequent massive multifamily apartment project likely to follow.

Increased densities, larger, taller buildings, reduced setbacks, more cars / traffic, less parking do not fit the neighborhood. It's already crowded and Park Ave. is already busy with speeding cars. Cars from the existing apartments already Park on Wesley St. daily.

.
A tall building or buildings would likely block the afternoon sun.

We urge you to maintain the existing zoning and neighborhood character as is.

Please do not allow a large multifamily housing development in our backyard.

Sincerely,

Jeff & Kirsten Lee
117 Wesley St, Capitola

Westly, Austin

From: REB 95 <garylemons@sbcglobal.net>
Sent: Tuesday, August 13, 2024 6:18 PM
To: PLANNING COMMISSION
Subject: Input regarding proposed Zoning Changes

Greetings. Thank you for the opportunity to share my thoughts and concerns regarding the proposed zoning changes by the City of Capitola.

For the record, my wife and I previously owned a motor home which we utilized numerous times at New Brighton State Park. After falling in love with Capitola and the area, we purchased our duplex at 927 Balboa Ave. in November, 2008. We moved in full time January, 2019 and never intend to leave. Why leave paradise! Indeed, the license plate bracket on one of our vehicles states "Another Day in Paradise ... Capitola by the Sea."

In 2017- 2018, we remodeled our duplex which was necessitated, in part, after one of the eucalyptus trees owned by the City of Capitola behind our property fell onto our home during a wind storm.

Again, for the record, my wife and I live in the "A" side of the duplex and rent out the "B" side to a wonderful tenant. We like our property the way it is and have no need or intention of adding on ... not even an ADU. Thus, we do not support the changes proposed for the "Balboa Duplexes" in your proposal! Indeed, the changes proposed for our immediate area, if enacted, would create congestion in many respects, especially with traffic and parking. Any significant construction would certainly affect the peaceful environment of the area.

We recognize that the City of Capitola has a need to comply with requirements mandated by the State. No doubt, you have a great challenge to meet the requirements. However, it seems like there are greater opportunities elsewhere. Since the State is apparently behind this, why not have the State put some skin in the game? Perhaps there is State owned property, such as along McGregor near the Skate Park, that could be annexed to the City and where multi-family complexes could be built with minimal effect on existing communities. Perhaps there are other options as well???

Again, thank you for the opportunity to provide some input.

Regards,

Gary & Carolyn Lemons
927A Balboa Ave.
Capitola, CA 95010

garylemons@sbcglobal.net
(916)837-9779

Sent from my iPhone

Westly, Austin

From: Dan <dbt33@hotmail.com>
Sent: Wednesday, August 14, 2024 2:05 PM
To: PLANNING COMMISSION
Subject: Rezoning 600Park Av apartments

Commission members

I am Daniel Benvenuti my home is at 105 Wesley Street for the past 40 years. The 600 Park Ave. apartments are directly behind my home. Since becoming aware 11 days ago. of the rezoning of multiple areas throughout Capitola, I have been very busy trying to educate myself on this issue. I hope the commission realizes that the decisions before them will have an everlasting impact on the citizens of our community. That being said, I would hope that more time can be made available so that the public can educate themselves and better express their concerns. These are my concerns. I received information that the property was on the market several months ago. The listing included a possible representation of a new development. Since then, the property has sold to a large developer . According to your draft zoning code amendment approximately 300 pages under chapter 17.04 proposed affect section item number one states preserve and enhance Capitola small town feel coastal Village charm number two ensure that all development exhibits high-quality design that supports a unique sense of place, and finally number three protect and enhance the quality of life and residential neighborhoods. The conceptual renditions, which I have included, obviously do not adhere to Purpose and effect section. In January 14, 2010, the coastal commission held the hearing and one of the topics was a public hearing and action on request by the city of Capitola to amend the LCP to add an affordable housing overlay district design to allow increased density of up to 20 units per acre for projects with a minimum of 50% affordable units to apply to the new district to a site at 600 Park Ave. in Capitola Santa Cruz, California. It is my recollection that at that time we as residence were assured that if such increase was allowed that there would never be more than two-story units on the property property. This is not the case, presently with the new representation. Obviously, I am strongly opposed to changing the existing RM 10 to RM 40 zoning, not only for the reasons outlined above, but in addition this property currently offers some of the last low income available housing in Capitola this would all change. Secondly, there is already concerned over the traffic conditions on Park Avenue this last year you asked for public input for potential softening of traffic on Park Avenue based on four proposals, I personally responded. All four proposals were not adequate enforcement of the existing 25 mile an hour speed limit would be much more affective and possibly making Park Avenue one way in and Monterey Avenue one way out of Capitola. I never received a response and obviously now by the recent changes on Bay Avenue at the Nob Hill shopping center that some of these proposals is being tested. Third, Park Avenue property presently only has one entrance. This would be a major safety issue if an immediate evacuation had to be made. If a second access would be mandated it would most likely be at the cul-de-sac at the end Wesley Street. The impact potentially an additional 540 vehicles would pose an even greater unsafe condition in our neighborhood. Forth, Parking would obviously be an additional issue presently with 80 unit occupancy and multiple parking at the site vehicles continue to park along Park Avenue and Wesley Street. The the additional impact of 540 vehicles would only exasperate this problem. Fifth I am sure you realize that the property lies in a natural drainage. Most likely parking would be below ground level. The potential for flooding would exist. Finally potential solutions might be to develop the lower parking lot where a Mobil home community once existed . The lot has never been utilized to any extent it now serves as storage and parking for Capitola employees perhaps on a very few occasions visitors utilize the lot. It offers two entrances. A two-story development could exist with little to no impact on surrounding properties. The

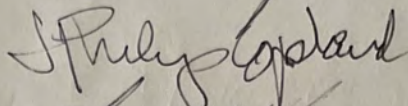
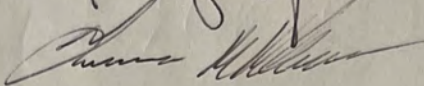
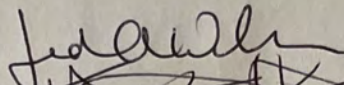
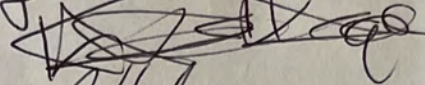
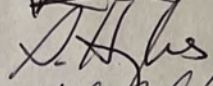
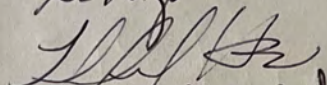
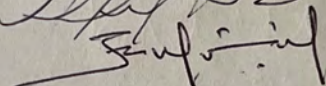
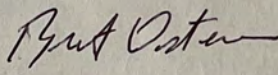
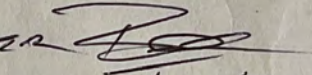
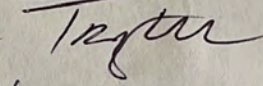
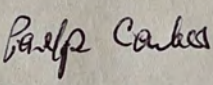
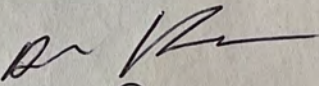
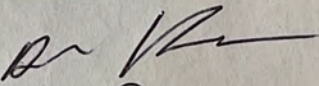
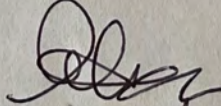
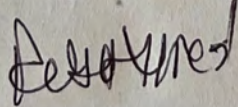
addition of ADU is very popular if the city would consider incentives to further promote these dwellings this would help meet the demand. Enclosing I am sure given time with public input there are many more potential solutions to the housing mandate. But time, education and communication must take place I urge the commission to reconsider the unprecedented increase to the zoning of 600 Park Ave. I have included a petition signed by the effected residents. This proposed increase is in direct opposition to purpose and effect section chapter 17.04 items one ,two and three. My hope is that we can all work together to find a solution to this challenge. Sincerely Daniel Benvenuti.

Subject: Rezoning 600 Park av apartments

5/13/2024
2 of 2
APT. ~~apart~~ complex

We the undersigned residence /owners adjacent to 600 Park Ave. oppose the proposed rezoning from RM 10 to RM 40.

Sent from my iPhone

- 20) Philip Copland  137 Wesley St.
- 21) TERENCE MCKENNA  121 WESLEY ST.
- 22) JEDIDIAH A WILSON  109 WESLEY ST.
- 23) KELLY DELIACQUA  114 WESLEY ST.
- 24) Sandra Hughes  118 Wesley St.
- 25) Tiffany HSU  702 Orchid Ave
- 26) RAMON VILLARREAL  706 ORCHID AVE
- 27) Brent Ostermann  526 McCormick Ct.
- 28) BRIAN WINTERHARDEN  530 McCormick Ct.
- 29) TRACY WINTERHARDEN  530 McCormick Ct.
- 30) PENELOPE PARKES  523 McCormick Ct.
- 31) Patry Lengquist  519 McCormick Ct Cap.
- 32) DAN KAMALANI  518 McCormick Ct Cap
- 33) STAN & CAROL WILSON  511 McCormick Ct, Cap.
- 34) Robert Thrift  522 McCormick Ct, Cap
- 35)
- 36)
- 37)



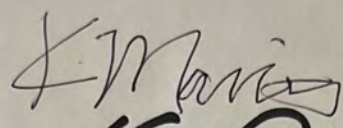
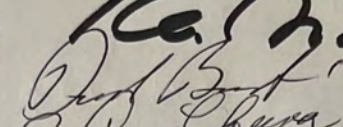
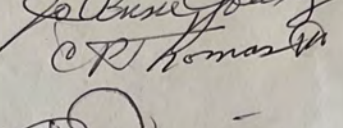
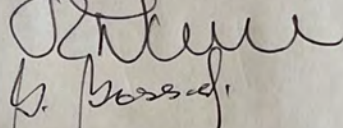
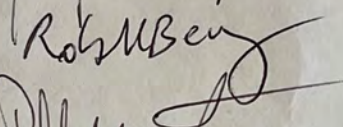
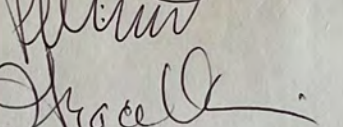
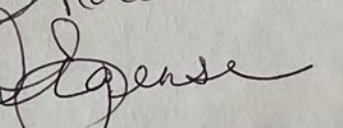
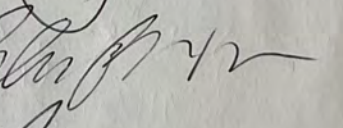
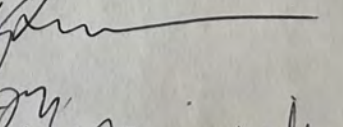
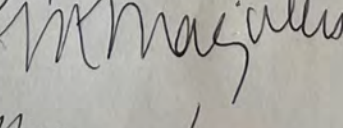
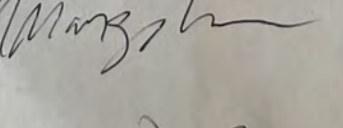
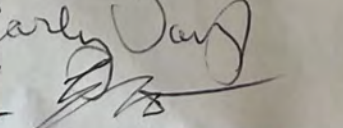


The New 600 Park Ave Apartment Complex?

Subject: Rezoning 600 Park av apartments

8/13/2024
10FZ

We the undersigned residence /owners adjacent to 600 Park Ave. ~~APT.~~ complex
oppose the proposed rezoning from RM 10 to RM 40.

Sent from my iPhone

- | | | |
|-----------------------|--|----------------|
| 1) MARY CHRISTENSEN |  | 149 Wesley St |
| 2) Kara Maris |  | 129 Wesley St |
| 3) Karl Sum Lee |  | 106 Wesley |
| 4) DANIEL BENVENUTI |  | 105 WESLEY |
| 5) JOANNE'S YOUNG |  | 101 Wesley |
| 6) CHARLES THOMAS |  | 516 Park Ave |
| 7) Raina Devine |  | 514 PARK AVE. |
| 8) BARBARA BOSSAK |  | 102 WESLEY ST. |
| 9) ROBERT BERG |  | 110 Wesley St |
| 10) PHILIP DE MONET |  | 122 WESLEY ST |
| 11) Grace Olin |  | 130 Wesley St. |
| 12) Debbie Egense |  | 134 Wesley St |
| 13) Riley Popovich |  | 150 Wesley St |
| 14) Mike Breaker |  | 718 orchid Av |
| 15) Jeff Lee | | 117 Wesley St. |
| 16) Mary Margulies | | 125 Wesley St |
| 17) Michael Margulies | | 125 Wesley St |
| 18) Carly Vaughn | | 145 Wesley St |
| 19) MAR ETCHEVERRY | | 710 ORCHID AVE |



The New 600 Park Ave Apartment Complex?

City of Capitola Planning Commission
 420 Capitola Avenue
 Capitola, CA 95010

Dear Capitola Planning Commissioners:

We recently received notice of the proposed zoning changes for 46th Avenue, and urge you not to approve such a large zoning density increase for the Capitola Gardens Apartments (ID 6), Villas of Capitola Condominiums (ID 4), and the Capitola Towers Apartments (ID 3) properties.

Establishing new zoning **standards** that double or even triple the dwelling units per acre is a great concern to my family and me for several reasons:

- Setting high maximums for future building projects, invites big development and inevitably takes away the Planning Commission’s ability to regulate and negotiate reasonable zoning densities for Capitola’s neighborhoods.
- 46th Avenue is one of the most densely populated areas in Capitola, containing one condominium complex and five apartment complexes that total over 300 units. Doubling or tripling this number is not ideal, especially since off-street parking has already reached its limits. At the same time, can the City’s infrastructure and services (e.g. roadways, water, fire, police, etc.) support such an increase in units per acre and people?
See table below for potential increase calculations.

Northwest Area 46 th Avenue Location	Approx. Current Units	Current Zoning Density	Proposed Zoning Density	Approx. Max Units Proposed	Additional Info.
Capitola Gardens Apartments	78	10 du/ac*	30 du/ac	195	Approx. 117 additional two-bedroom units @ 4-person maximum= 468 people
Villas of Capitola	172	15 du/ac**	30 du/ac	303	Approx. 131 additional units allowed
Capitola Towers	50	15 du/ac ^	30 du/ac	83	Approx. 33 additional units allowed
Totals	300			581	

**Actual is 12 du/ac, per Planning Commission (PC) reporting. **Actual is 17 du/ac, per PC reporting. ^Actual is 18 du/ac, per PC reporting.*

In addition, creating three-story, market-rate apartments that rent for \$4,500 monthly will not solve the housing issue and will not necessarily guarantee that the City meets it’s state-mandated building quota. So, why not set more reasonable standards for Capitola’s existing high-density neighborhoods?

In all, in order to preserve and protect our neighborhood, we strongly urge you to modify the proposed zoning densities and three-story height allowances for the above-mentioned properties located on 46th Avenue.

Thank you for your consideration.

Sincerely,





Tim, Pam & Jennifer Collins
 1830 46th Avenue, Capitola, CA 95010

Westly, Austin

From: Elisabeth Silverstein <elisabethsilverstein@gmail.com>
Sent: Thursday, August 15, 2024 6:31 AM
To: PLANNING COMMISSION
Subject: Against Proposed Zoning Change

Dear Members of the Capitola Planning Commission,

I am writing to express my concerns regarding the proposed rezoning amendments under consideration for our Residential Multifamily (RM) Subzones. As a resident deeply invested in the well-being and character of our community, I find that these proposed changes could adversely affect both our quality of life and the cohesive nature of our neighborhood.

Preservation of Community Agreements and Character: We understand from prior engagements, specifically during the 6th Cycle Housing Element discussions, an agreement was reached to around current building height. The proposed changes appear to violate these earlier agreements, fundamentally altering the character of our neighborhood, which prides itself on its unique aesthetic and community feel.

Density and Infrastructure Concerns: Our area is already more densely populated compared to other regions of Capitola. Increasing the density further under the new zoning proposals will strain our local infrastructure significantly, potentially leading to overcrowded living conditions and diminished quality of life for residents.

Traffic Safety and Congestion: The safety issues and increased traffic speeds on Park Avenue are already points of concern for us. Additional residential units could lead to higher traffic volume, exacerbating these problems and potentially compromising pedestrian safety and the general tranquility of our area.

Need for Thorough Community Engagement: While we appreciate the efforts to inform and involve residents, many feel that the outreach has not fully taken into account the breadth of concerns held by existing residents. A more thorough engagement process would ensure that all voices are heard and considered carefully before moving forward with such impactful changes.

I urge the Planning Commission to reconsider these rezoning plans, keeping in mind the long-term impacts on our community's character and safety. We hope for a resolution that respects the voices and concerns of Capitola's residents.

Thank you for considering my views. I look forward to your response and to seeing a plan that aligns more closely with the community's needs and expectations.

Sincerely,

Lizzy Toth
 113 Wesley St, Capitola CA 95010
 4356403438

Westly, Austin

From: Sesanto, Sean
Sent: Wednesday, August 14, 2024 6:10 PM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: Draft Zoning Map
Attachments: Draft Zoning Map - PC Meeting 08.15.2024.pdf

Good evening, Commissioners,

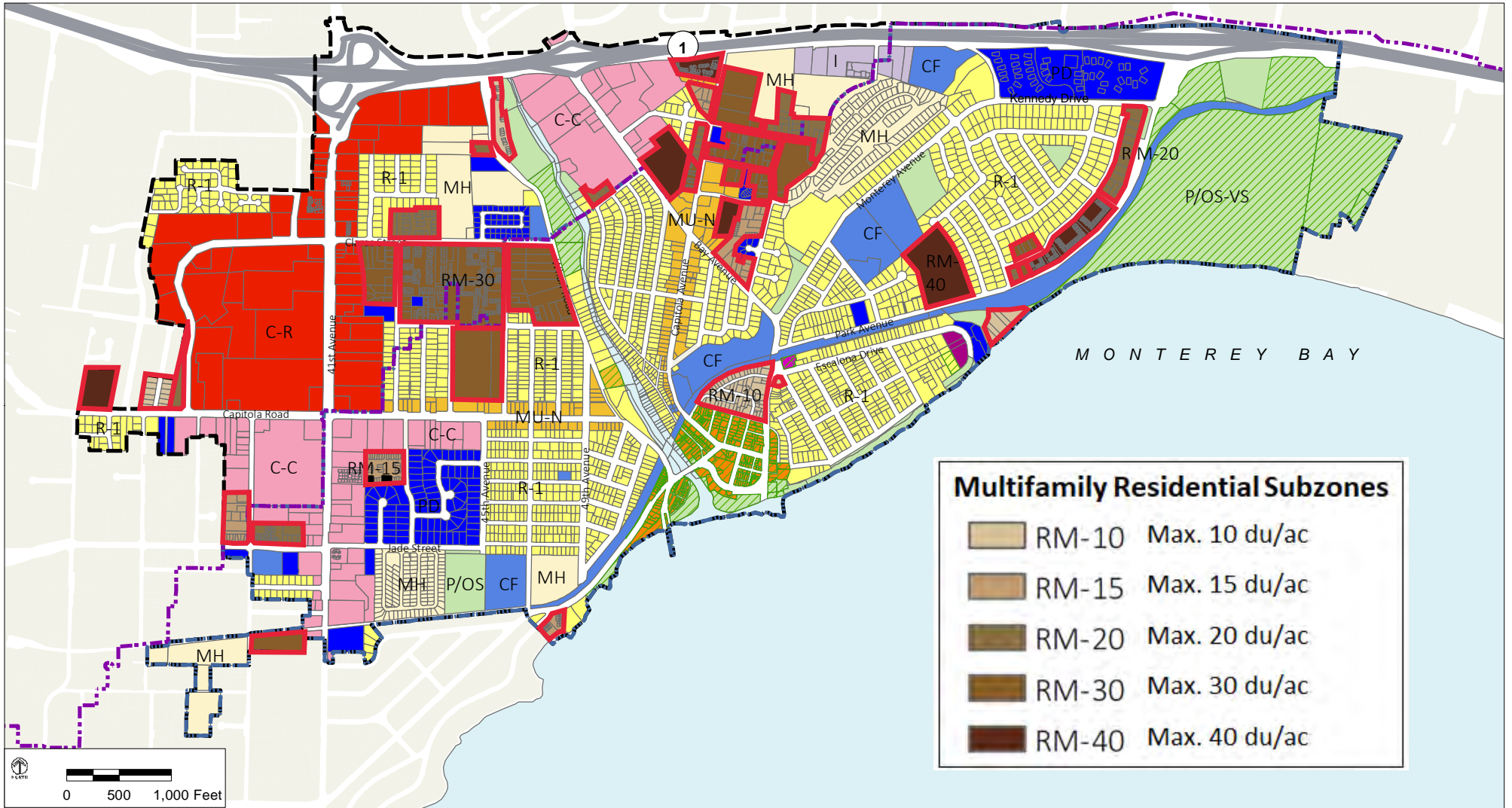
Earlier today our GIS consultant provided a draft zoning map showing RM parcels with the new proposed subzones. It does not include ID number notation, but RM regions are identified with red outline. The map will be published tomorrow morning with the packet.

Regards,



Sean Sesanto | Associate Planner
City of Capitola
831.475.7300
Planning Counter Hours: 1 p.m. - 4 p.m., Monday - Friday

CITY OF CAPITOLA
ZONING CODE UPDATE



- Residential Zoning Districts**
- R-1 - Single-Family Residential
 - RM-10
 - RM-15
 - RM-20
 - RM-30
 - RM-40
 - MH - Mobile Home Park

- Mixed-Use Zoning Districts**
- MU-V - Mixed Use Village
 - MU-N - Mixed Use Neighborhood
- Commercial and Industrial Zoning Districts**
- C-R - Regional Commercial
 - C-C - Community Commercial
 - I - Industrial

- Other Zoning Districts**
- P/OS - Parks and Open Space
 - CF - Community Facility
 - PD - Planned Development
 - VS - Visitor Serving

- Overlay Districts***
- CZ - Coastal Zone
 - VRU - Vacation Rental Use
 - VR - Village Residential
 - VS - Visitor Serving

- City Limit
- Santa Cruz Coastal Zone Boundary

*See Local Coastal Program Habitats Map for boundaries of Environmentally Sensitive Habitats Area Overlay Zone.

Westly, Austin

From: Carl Olin <olinpacific58@gmail.com>
Sent: Wednesday, August 14, 2024 5:31 PM
To: PLANNING COMMISSION
Subject: Zoning Code/Map Comments - Northeast Area

Dear City of Capitola.

Please enter the following feedback to the Meeting Agenda if at all possible in regards to the proposed changes to the Northeast Area.

I am against increased housing for the Park Avenue Apartments - any of the complexes - because of the current congestion, speeding and lawlessness without enough police presence (it seems), and concerns about infrastructure such as water and electricity etc.

Increases in housing density I understand, but the proposal as it stands seems too drastic.

Maybe we - as a City - need to take some more time to think this through?

1. I am a long-time resident of Cliffwood Heights. 30 years.
2. I live on Wesley Street.
3. Park Avenue seems like a race-track most days - especially in the mornings and between 4-6:00 pm.
4. Increased housing in the Park Avenue Apartments would just exacerbate this ongoing problem.
5. The apartments as they are now, for whatever reason cannot hold the amount of cars associated with the apartment complex. Cars regularly park up and down Wesley and left for days at a time. I realize public parking on a public street is not a violation, but I wanted you to know this is how the residents feel.
6. I am concerned about an adequate water supply,
7. I understand the pressure of all California cities to increase housing from Sacramento but I wanted you to hear these concerns.
8. Why not build an apartment complex at the 41st Avenue Mall like they did at Santana Row in San Jose? Retail on the bottom level and housing above?

Again, I realize my voice is small and the train has most likely already left the station but I wanted to express my thoughts.

Thank you,

Carl Olin
 130 Wesley Street
 Capitola, CA
 95010

Westly, Austin

From: Sandra Ewart <sandra.ewart32@gmail.com>
Sent: Wednesday, August 14, 2024 8:01 PM
To: PLANNING COMMISSION
Subject: Capitola Zoning Map Question

Hi,
My name is Sandra Ashley and I am a 41 year resident. I am unable to attend the Aug. 15th meeting and have a question about the topics not related to housing that may be discussed. Which include historic preservation I am referring to the property at 911 Capitola Ave. Is this included in the rezoning? From the map It does not appear to be included and I have not seen a posting on the property. Are there any changes proposed to the property at 911 Capitola Ave. in any way?

I appreciate your time and a response,

Thank you,
Sandra Ashley

Westly, Austin

From: Sesanto, Sean
Sent: Thursday, August 15, 2024 10:41 AM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: FW: Capitola Zoning Map Question

Commissioners,

Please see the response below.

Sean Sesanto | Associate Planner
 City of Capitola
 831.475.7300
Planning Counter Hours: 1 p.m. - 4 p.m., Monday - Friday

From: Sesanto, Sean
Sent: Thursday, August 15, 2024 10:38 AM
To: 'Sandra Ewart' <sandra.ewart32@gmail.com>
Subject: RE: Capitola Zoning Map Question

Good morning, Sandra,

Tonight's discussion is not to evaluate the historical significance of any site or structure, nor to lessen protection of historic resources in general. Amendments to the Historic Preservation chapter are focused on fees and clarifying procedure. You can view proposed code amendments to the Historic Preservation through the link below, beginning on page 191:

https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/9281/draft_capitola_zoning_code_amendments_-_08.06.24.pdf

Regarding proposed changes of zone: the city is considering a restructure of multi-family zoned ('RM') properties. The 911 Capitola Avenue parcels are zoned MU-N (Mixed Use Neighborhood) and are not proposed for a change of zone.

Additional information on the changes to the zoning map and zoning code can be found on our website here:

<https://www.cityofcapitola.org/communitydevelopment/page/public-review-drafts-zoning-code-updates>

Regards,

Sean Sesanto | Associate Planner
 City of Capitola
 831.475.7300
Planning Counter Hours: 1 p.m. - 4 p.m., Monday - Friday

From: Sandra Ewart <sandra.ewart32@gmail.com>
Sent: Wednesday, August 14, 2024 8:01 PM
To: PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>
Subject: Capitola Zoning Map Question

Hi,
 My name is Sandra Ashley and I am a 41 year resident. I am unable to attend the Aug. 15th meeting and have a question about the topics not related to housing that may be discussed.

Which include historic preservation I am referring to the property at 911 Capitola Ave. Is this included in the rezoning? From the does not appear to be included and I have not seen a posting on the property. Are there any changes proposed to the property at 911 Capitola Ave. in any way?

I appreciate your time and a response,

Thank you,
Sandra Ashley

Subject: RE: High density housing in Capitola

From: jef <dingo8it@sbcglobal.net>
Sent: Tuesday, August 6, 2024 4:33:12 PM
To: City Council <citycouncil@ci.capitola.ca.us>
Subject: High density housing in Capitola

Hello, I have a question. I've been a resident of Capitola Gardens for over thirty years. Some time ago, maybe twenty years by now G&K, the owners of the complex planned on building five two story buildings on the property which would've also involved cutting down 120 trees here.

The residents here and the surrounding home owners fought against this plan. Finally, the Capitola Gardens property was removed from the high density building list.

Unfortunately, they've begun construction here adding two, three bedroom units with minimal loss of trees...so far. They call these apartments 'accessory dwelling units'.

Is this property back on the high density housing list?

Is G&K able to add these units because they are labeled 'accessory dwelling units' instead of apartments?

Those of us that have been here a long time know how G&K conducts their business. We're guessing they won't stop at two new units. Have they been given a limit to their building?

I can only imagine with the new "affordable" housing being built at the end of 44th Ave. and G&K adding units that things will get a bit more crowded here. Street parking etc..

So are we back on the high density building list?

It's a shame. Capitola has become so expensive, more crowded, there's less of a community feel. I had my car stolen a couple years ago off of 44th Ave..

There's not many green spaces left here. Hopefully G&K won't completely destroy this one.

Thank you for your time.

Jef Myrna

dingo8it@sbcglobal.net

From: Teresa Green <teresajgreen@me.com>
Sent: Tuesday, August 6, 2024 7:53 AM
To: PLANNING COMMISSION
Cc: City Council
Subject: Planning Commission Notice for 8/15 Meeting

Good Morning,

Today I notice that signs have been posted in front of my house (405 Hill Street) and surrounding neighborhood about a rezoning of this area. I have gone to the city website to learn about this proposal and can find no materials related to this posting. How am I supposed to prepare for a meeting in a week when no information is provided to those affected? There has been no notice mailed to residents about this, only signs posted. This does not provide the transparency I would expect from the city planners and staff. I would expect affected addresses would receive notice by mail several weeks in advance of such a change and that information would be clearly posted on the city website.

Sincerely,

Teresa J. Green
Resident

To: Herlihy, Katie (kherlihy@ci.capitola.ca.us); City Council; PLANNING COMMISSION
Subject: RE: Capitola Currents Summer 24, #24

From: Roberta Herndon <cooksbooks13@gmail.com>
Sent: Thursday, August 8, 2024 9:05 PM
To: City Council <citycouncil@ci.capitola.ca.us>
Subject: Capitola Currents Summer 24, #24

I rent one of four small units on Rosedale Ave. I have been here many years as have my neighbors across the driveway . We are senior citizens living on fixed incomes , both households have a member with major medical issues that come with old age. if the current owner of this property sells to a builder intent on building apt/multi-family units we will be forced out of our homes.Should these zoning changes be approved ,What protection will be put in place for existing long term Capitola Residents at the addresses identified in this notice?

YOUR CURRENTS ISSUE ARRIVED TODAY, ALONG WITH A POSTED NOTICE AT THE DRIVEWAY TO OUR UNITS OF A PLANNING COMMISSION PUBLIC HEARING. THIS NOTICE GIVES ONE WEEK NOTICE OF THE HEARING DATE!!!!!!!!!!

PLEASE EXPLAIN WHY THIS MEETING NOTICE AND A MORE IN DEPTH EX[PLINATION OF THE PROPOSED CHANGE WAS NOT PROVIDED TO US IN YOUR PUBLICATION.
GIVEN THAT THERE WAS SPACE TO REPORT "HIGHLIGHTING THE PARK AT RISPOIN MANSION, 2024 ELECTION AND HELP KEEP OJR BAY HEALTHY"

ROBERTA HERNDON 735 ROSEDALE AVE. CAPITOLA UNIT #1

From: terre thomas <terra12@cruzio.com>
Sent: Friday, August 9, 2024 10:24 AM
To: PLANNING COMMISSION
Cc: Sesanto, Sean
Subject: Zoning Map Updates August 15th 600 Park Avenue Zoning Change

August 9, 2024

Please distribute:

To the Planning Commission, Planning Staff, and Packet for August 15th.

Re: Notice of Proposed Change of Zone

From: Terre Thomas, 516 Park Ave,

Resident Abutting the 600 Park Ave Apartments

Public Comment: Regarding the 600 Park Ave. Apartment Parcel

Change in zoning designation

I would like to strongly request that you reconsider the proposed zoning change from RM-40 to RM-20. There is no other parcel being considered with this extreme change from RM-L (10 units per acre) to RM-40. This proposal would quadruple the number of allowable units, unlike any other property considered for a zoning change. That would change the number of units from approximately 80 to 270, in buildings equivalent to four stories high, with at least 2 cars per unit that must be provided for onsite. That is an unbelievable jump, considering there are 18 single family homes that border this property, unlike any other parcel being considered for a change.

The adjoining Single Family Residences, including ourselves, were just notified on the 7th by mail of this draconian change in zoning, and only one 8 ½ x 11 inch notice was recently posted at the entrance to said property. I might also say that according to the General Plan, Notices of Hearing for Zoning Map Amendments must be printed in type 1 ½ inches high. The single notice only has lettering less than ½ inch. Consequently, the City has inappropriately notified the public of this change of zoning, and that must be rectified wherever it occurred.

Once again, it is very important that you reconsider this density change to the 600 Park Ave Apartments from 40 units to 20 units. That would still double the number of units currently zoned for. And you must also take into consideration the current 80 existing units of low and moderate income renters that would be evicted as a result of any pending development, and add them to the number of needed additional units in those categories, because I don't believe that any development here would accommodate their replacement, as required.

Thank you.

From: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Sent: Friday, August 9, 2024 9:15 AM
To: Woodmansee, Chloe; Sesanto, Sean; Brown, Kristen
Subject: FW: Please explain proposed change of zone

From: Bay Ave Sr - Resident Servic
Sent: Thursday, August 8, 2024 5:30 PM
To: Woodmansee, Chloe <cwoodmansee@ci.capitola.ca.us>
Cc: Brown, Kristen <thekristenbrown@gmail.com>
Subject: Please explain proposed change of zone
Importance: High

Hi Kristen & Chloe,

Today a sign was placed outside of Bay Avenue Senior Apartments 750 Bay Ave regarding notice of planning commission public hearing - notice of proposed change of zone.

This is the first we've heard of it and of course the seniors are freaking out. Can you please clarify?

Thanks,

Lisa Smith
831-239-7468

Get [Outlook for iOS](#)