

## Westly, Austin

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**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,

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Sent from my iPhone