

August 15, 2024

City of Capitola Planning Department
ATTN: Planning Commission
420 Capitola Avenue
Capitola, CA 95010

RE: Homeowner's Opposition to the Proposed Zoning Map Amendment – Northeast Area Map

Dear City of Capitola Planning Commission:

We are homeowners of the parcels of real property that abut the proposed zoning map amendment, specifically section five (5) of said map amendment, which is attached hereto as Exhibit "A." This letter is in *opposition* to the proposed rezoning pertaining specifically to section five (5) *only* of said map.

We understand that the State of California has tasked each city and county within the state with expanding/rezoning areas within their respective jurisdictions to increase density under the California Housing Opportunity and More Efficiency (HOME) Act. We have reviewed the proposed map amendments that were published on August 9, 2024, on the City of Capitola's Planning website.

We would like to draw the Planning Commission's attention to section 5 of the map attached as Exhibit A, versus sections one (1) through four (4) on the same map.

1. Sections one (1), two (2), three (3) and four (4) on the Northeast Area Map currently are comprised of multi-story condos.
 - a. These sections (1-4) do not abut single family residences, or any residences for that matter.
 - b. On one side of the parcel for sections 1-4 is Balboa Avenue and on the other side of sections 1-4 is Park Avenue.
2. Section 5 is currently comprised of two duplexes and a fourplex that are one and two stories respectively.
 - a. The parcels that abut section 5 are all single-family residences that are one or two stories.
3. Unlike sections 1-4 that stand on their own, abutting no other parcels, section 5 does abut other parcels – all being single family residences. All these residences have been occupied by single families since they were built in the 1960's.
4. For section 5, the current zoning density is 20 du/ac, with the actual du/ac being 23.
 - a. The proposal to rezone would be to do two things:
 - i. Adopt the current density from 20 to 23 du/ac, which is not being challenged by this letter; and
 - ii. Increase said du/ac to 30 du/ac, which *is being opposed* by this letter.
 - b. The only way for a future developer to increase density on those parcels that comprise section 5 would be to build up.

- c. The entire North side of Balboa Avenue, all of Sir Francis Avenue, and all of Cabrillo Avenue are comprised of a maximum of two-story dwellings, including what is currently built in section 5. Whereas sections 1-4 are comprised of multi-story condos.

In sum, section 5 is an island of proposed rezoning that deviates extraordinarily from the standard in the neighborhood. It is the undersigns' request that the Planning Commission do the following:

1. For section 5 only, adopt the current density from 20 to 23 du/ac; and
2. For section 5 only, remove the proposed increase of density to 30 du/ac, and leave it at 23 du/ac.

We appreciate your consideration. Should you wish to talk to us, please contact Samantha Hart Farren at 809 Sir Francis Avenue, Capitola, CA 95010, (831) 247-9744.

Respectfully,

Cliffwood Heights Homeowners

116 CABRILLO ST.

Street Address



Signature

809 SIR FRANCIS AVE

Street Address



Signature

811 SIR FRANCIS AVE

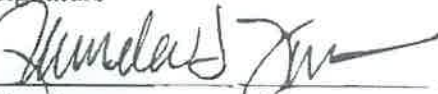
Street Address



Signature

811 SIR FRANCIS AVE

Street Address



Signature

805 SIR FRANCIS AVE

Street Address



Signature

813 SIR FRANCIS AVE

Street Address



Signature

821 Sir Francis Ave

Street Address



Signature

820 Balboa

Street Address



Signature

809 SIR FRANCIS AVENUE

Street Address



Signature

824 BALBOA
Street Address

Ken Radliff
Signature

EXHIBIT A

Northeast Area



ID	Existing	Proposed
1	RM-L	RM-20
2	RM-H	RM-40[1]
3	RM-H	RM-30[1]
4	RM-H	RM-20
5	RM-H	RM-30[1]
6	RM-L	RM-40
7	RM-L	RM-10

= increased density proposed
 = no increase in density

[1] = legalize existing development density

Existing Maximum Density

- RM-L: 10 du/ac
- RM-M: 15 du/ac
- RM-H: 20 du/ac