

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
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