
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

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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

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