

## Westly, Austin

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**From:** H Bryce <helen.s.bryce@gmail.com>  
**Sent:** Thursday, August 15, 2024 4:40 PM  
**To:** PLANNING COMMISSION  
**Subject:** [PDF] Capitola Rezone  
**Attachments:** Visualizing Compatible Density - The Urbanist.pdf

Dear Commissioners,

My name is Helen Bryce. I live on Orchid Avenue. I am writing to comment on the proposed rezoning of areas in Capitola. I will keep my comment brief. Unfortunately the very short notice residents have received about this issue has prevented many of us from being able to fully examine the materials. In posting the information on August 9 for a August 15 meeting is unfair to Capitolans, IMHO.

(1) I am in agreement with the comments sent to you by Daniel Benvenuti and neighbors regarding 600 Park Avenue. Increasing the number of units by that much (4x) is excessive. Doubling the current number of units is far more reasonable.

(2) In looking at the letter from Santa Cruz YIMBY, I refer to Parking - Table 17.76-2 on page 1. Basically, I agree. I would add that parking will be an issue all over Capitola, including the 600 Park Ave site. Capitola simply does not have the public transportation needed to limit parking spaces this drastically, nor it is likely to in the near future. (And please be realistic about the "Rail". The County acknowledges a serious financial short-fall for this project. It's unlikely to come to fruition for at least another 10 years.)

Because of the high cost of rentals in the county, you must already know that multiple people often share units, resulting in multiple cars per unit.

(3) Infrastructure -- I've touched on parking, but what about the roads in Capitola? They are already clogged and in poor shape. Can Capitola expect to catch-up with the increased demand these additional units will create?

Water?! How can Capitola ensure that there will be enough water for all these increased units? Soquel Creek Water District keeps falling short. And SCWD already employs an extremely punitive method of charging customers -- charging by unit rather than occupant resulting in much HIGHER rates for families with more occupants when that in fact actually SAVES water.

(4) Number of units vs number of bedrooms (# of occupants). How large are these increased units going to be? This is an area of additional concern!

(5) I would like to draw your attention to this website. Please consider livability in moving forward with rezoning in Capitola.

<https://www.theurbanist.org/2017/05/04/visualizing-compatible-density/>

I have also attached the file. Hopefully you can see it.

Thanks for your attention.

Sincerely,  
Helen Bryce

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(If anyone needs to reach me quickly, please call instead of relying on an email response. Thank you for your patience.)

831-428-8530