

## Westly, Austin

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**From:** Dan <dbt33@hotmail.com>  
**Sent:** Tuesday, August 13, 2024 8:28 AM  
**To:** City Council  
**Subject:** Potential Rezoning

To the Capitola City Council, Planning Commission and Planning staff.  
From Daniel Benvenuti, 105 Wesley st  
Resident abutting the 600 Park  
Av apartments.

I strongly request that you reconsider the proposed zoning change from RM 40 to RM 20. The RM 40 zoning would quadruple the existing units which is not congruent to other proposed changes with the exception of one much smaller parcel. 600 park is virtually surrounded by abutting single family residence there is NO buffer zone . Only one access to Park av which you have already requested public input on how to best soften the impact of traffic on. At the present 80 units cars constantly park on Wesley and along Park av that residents occupy 600 park av. This would be dramatically increased. The addition of a four story complex would invade the now private setting of all a-budding residence . As a suggested alternative, perhaps you may consider the underutilized lower parking area next to City Hall. Currently this area stands vacant throughout the year only on a few rare occasion are cars parked there. This location would offer two access points and ample space for a two story complex which would not impact surrounding homes. I realize we have been mandated to consider these changes and just because planning suggests that this is possible DOES NOT make acceptable. Capitola has looked upon for years as a picturesque sea side village. Are you going to be the ones that will for ever change that?