

August 15, 2024

City of Capitola Planning Commission
420 Capitola Avenue
Capitola, CA 95010

Dear Capitola Planning Commissioners:

We recently received notice of the proposed zoning changes for 46th Avenue, and urge you not to approve such a large zoning density increase for the Capitola Gardens Apartments (ID 6), Villas of Capitola Condominiums (ID 4), and the Capitola Towers Apartments (ID 3) properties.

Establishing new zoning **standards** that double or even triple the dwelling units per acre is a great concern to my family and me for several reasons:

- Setting high maximums for future building projects, invites big development and inevitably takes away the Planning Commission’s ability to regulate and negotiate reasonable zoning densities for Capitola’s neighborhoods.
- 46th Avenue is one of the most densely populated areas in Capitola, containing one condominium complex and five apartment complexes that total over 300 units. Doubling or tripling this number is not ideal, especially since off-street parking has already reached its limits. At the same time, can the City’s infrastructure and services (e.g. roadways, water, fire, police, etc.) support such an increase in units per acre and people?
See table below for potential increase calculations.

Northwest Area 46 th Avenue Location	Approx. Current Units	Current Zoning Density	Proposed Zoning Density	Approx. Max Units Proposed	Additional Info.
Capitola Gardens Apartments	78	10 du/ac*	30 du/ac	195	Approx. 117 additional two-bedroom units @ 4-person maximum= 468 people
Villas of Capitola	172	15 du/ac**	30 du/ac	303	Approx. 131 additional units allowed
Capitola Towers	50	15 du/ac ^	30 du/ac	83	Approx. 33 additional units allowed
Totals	300			581	

**Actual is 12 du/ac, per Planning Commission (PC) reporting. **Actual is 17 du/ac, per PC reporting. ^Actual is 18 du/ac, per PC reporting.*

In addition, creating three-story, market-rate apartments that rent for \$4,500 monthly will not solve the housing issue and will not necessarily guarantee that the City meets it’s state-mandated building quota. So, why not set more reasonable standards for Capitola’s existing high-density neighborhoods?

In all, in order to preserve and protect our neighborhood, we strongly urge you to modify the proposed zoning densities and three-story height allowances for the above-mentioned properties located on 46th Avenue.

Thank you for your consideration.

Sincerely,



Tim, Pam & Jennifer Collins
1830 46th Avenue, Capitola, CA 95010