

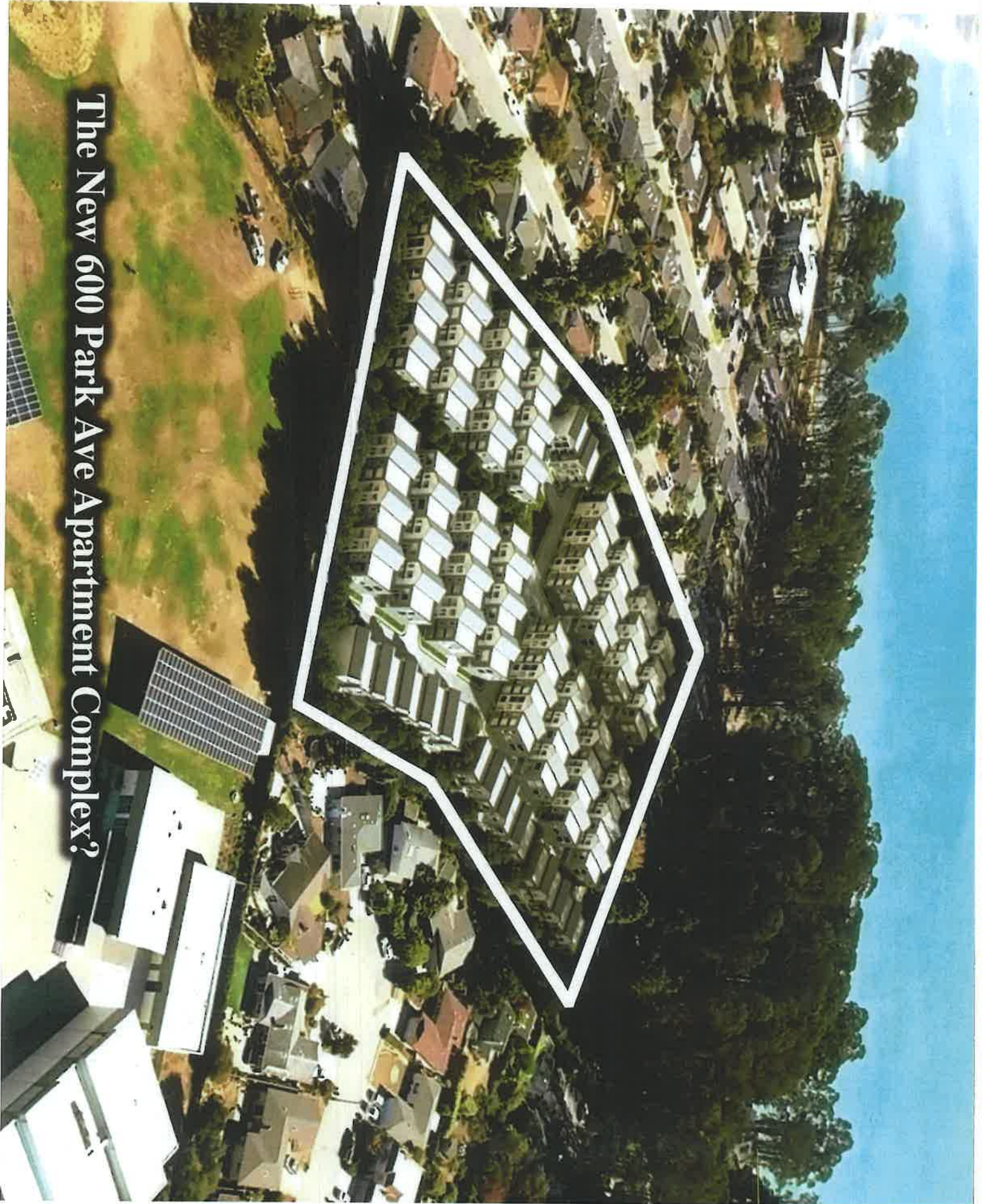
From: Dan [mailto:116133@hotmail.com]
Subject: Rezoning 600Park Av apartments
Date: Aug 14, 2024 at 2:04:55 PM
To: planningcommission@ci.capitola.ca.us

Commission members

I am Daniel Benvenuti my home is at 105 Wesley Street for the past 40 years. The 600 Park Ave. apartments are directly behind my home. Since becoming aware 11 days ago. of the rezoning of multiple areas throughout Capitola, I have been very busy trying to educate myself on this issue. I hope the commission realizes that the decisions before them will have an everlasting impact on the citizens of our community. That being said, I would hope that more time can be made available so that the public can educate themselves and better express their concerns. These are my concerns. I received information that the property was on the market several months ago. The listing included a possible representation of a new development. Since then, the property has sold to a large developer . According to your draft zoning code amendment approximately 300 pages under chapter 17.04 proposed affect section item number one states preserve and enhance Capitola small town feel coastal Village charm number two ensure that all development exhibits high-quality design that supports a unique sense of place, and finally number three protect and enhance the quality of life and residential neighborhoods. The conceptual renditions, which I have included, obviously do not adhere to Purpose and effect section. In January 14, 2010, the coastal commission held the hearing and one of the topics was a public hearing and action on request by the city of Capitola to amend the LCP to add an affordable housing overlay district design to allow increased density of up to 20 units per acre for projects with a minimum of 50% affordable units to apply to the new district to a site at 600 Park Ave. in Capitola Santa Cruz, California. It is my recollection that at that time we as residence were assured that if such increase was allowed that there would never be more than two-story units on the property property. This is not the case, presently with the new representation. Obviously, I am strongly opposed to changing the existing RM 10 to RM 40 zoning, not only for the reasons outlined above, but in addition this property currently offers some of the last low income available housing in Capitola this would all change. Secondly, there is already concerned over the traffic conditions on Park Avenue this last year you asked for public input for potential softening of traffic on Park Avenue based on four proposals, I personally responded. All four proposals were not adequate enforcement of the existing 25 mile an hour speed limit would be much more affective and possibly making Park Avenue one way in and Monterey Avenue one way out of Capitola. I never received a response and obviously now by the recent changes on Bay Avenue at the

Nob Hill shopping center that some of these proposals is being tested. Third, Park Avenue property presently only has one entrance. This would be a major safety issue if an immediate evacuation had to be made. If a second access would be mandated it would most likely be at the cul-de-sac at the end Wesley Street. The impact potentially an additional 540 vehicles would pose an even greater unsafe condition in our neighborhood. Forth, Parking would obviously be an additional issue presently with 80 unit occupancy and multiple parking at the site vehicles continue to park along Park Avenue and Wesley Street. The the additional impact of 540 vehicles would only exasperate this problem. Fifth I am sure you realize that the property lies in a natural drainage. Most likely parking would be below ground level. The potential for flooding would exist. Finally potential solutions might be to develop the lower parking lot where a Mobil home community once existed . The lot has never been utilized to any extent it now serves as storage and parking for Capitola employees perhaps on a very few occasions visitors utilize the lot. It offers two entrances. A two-story development could exist with little to no impact on surrounding properties. The addition of ADU is very popular if the city would consider incentives to further promote these dwellings this would help meet the demand. Enclosing I am sure given time with public input there are many more potential solutions to the housing mandate. But time, education and communication must take place I urge the commission to reconsider the unprecedented increase to the zoning of 600 Park Ave. I have included a petition signed by the effected residents. This proposed increase is in direct opposition to purpose and effect section chapter 17.04 items one ,two and three. My hope is that we can all work together to find a solution to this challenge. Sincerely Daniel Benvenuti. [image2.jpeg]. [image3.jpeg] [image1.jpeg] . Daniel Benvenuti

Sent from my iPhone [image0.jpeg]





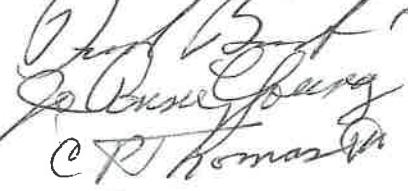

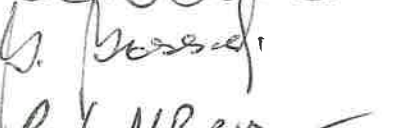
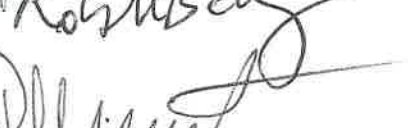

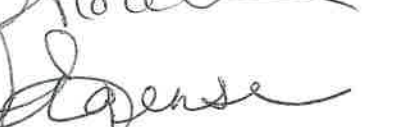






The New 600 Park Ave Apartment Complex?

Subject: Rezoning 600 Park av apartments

8/13/2024
10FZ

We the undersigned residence /owners adjacent to 600 Park Ave. ~~APT.~~ complex
oppose the proposed rezoning from RM 10 to RM 40.

Sent from my iPhone

- | | | |
|-----------------------|--|----------------|
| 1) MARY CHRISTENSEN |  | 149 Wesley St |
| 2) Kaya Morris |  | 129 Wesley |
| 3) Karl Sum Lee |  | 106 Wesley |
| 4) DANIEL BENVENUTI |  | 105 WESLEY |
| 5) JOANNE J YOUNG |  | 101 Wesley |
| 6) CHARLES THOMAS |  | 516 Park Ave |
| 7) Raina Devine |  | 514 PARK AVE. |
| 8) BARBARA BOSSAK |  | 102 WESLEY ST. |
| 9) ROBERT BERG |  | 110 Wesley St |
| 10) PHILIP DE MONET |  | 122 WESLEY ST |
| 11) Grace Olin |  | 130 Wesley St. |
| 12) Debbie Egense |  | 134 Wesley St |
| 13) Riley Popovich |  | 150 Wesley St |
| 14) Mike Breaker |  | 718 orchid Av |
| 15) Jeff Lee | | 117 Wesley St. |
| 16) Mary Margulies | | 125 Wesley St |
| 17) Michael Margulies | | 125 Wesley St |
| 18) Carly Vaughn | | 145 Wesley St |
| 19) MAR ETCHEVERRY | | 710 ORCHID AVE |







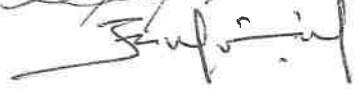








Subject: Rezoning 600 Park av apartments

5/13/2024

APT. 20F2

We the undersigned residence /owners adjacent to 600 Park Ave. ~~APT.~~ complex oppose the proposed rezoning from RM 10 to RM 40.

Sent from my iPhone

- 7.0) PHILIP COPLAND  137 Wesley St.
- 21) TERENCE MCKENNA  121 WESLEY ST.
- 22) JEDIDIAH A WILSON  109 WESLEY ST.
- 23) KELLY DELIACQUA  114 WESLEY ST.
- 24) Sandra Hughes  118 Wesley St.
- 25) Tiffany Hsu  702 Orchid Ave
- 26) RAMON VILLARREAL  706 ORCHID AVE
- 27) Brent Ostermann  526 McCormick Ct.
- 28) BRIAN WINTERHARDER  520 M CORMICK CT.
- 29) TRACY WINTERHARDER  530 McCormick Ct.
- 30) FENELOPÉ BARRES  523 McCormick Ct.
- 31) Patsy Ljungquist  519 McCormick Ct Cap.
- 32) DAN KAMALANI  518 McCormick Ct Cap
- 33) STAN & CAROL WILSON  511 McCormick Ct, Cap.
- 34) Robert Thrift  522 McCormick Ct, Cap
- 35)
- 36)
- 37)