

Capitola Mall Zoning Changes

From Terre Thomas <terra12@cruzio.com>
Date Sat 3/14/2026 12:03 PM
To City Council <citycouncil@ci.capitola.ca.us>

Dear Council Members,
I'm sorry for the late submittal of my comments, but I did not receive the meeting notice until Thursday.

My concerns are as follows:

- 1) Height restrictions on the perimeter streets of 41st Avenue and Capitola Road should be five stories maximum as shown in the agenda packet on pages 73 and 181, especially since an additional 10 feet in height will be allowed for mechanical equipment on buildings. That even seems exceedingly tall for such a small town. Consequently, building height for Tier 2 should remain at 65 feet inclusive.
- 2) Please remove the Public Open Space on rooftops. It will be hard to access, unpatrollable, and a problem due to not knowing what may go on up there. See page 129 regarding Publically Accessible Open Space 17.57.050 B. 2. b. (2)
- 3) Affordable Housing should be built when the Mall is redeveloped, not as land dedication, and not be exempt from Project Phasing, as shown on Page 115.
- 4) Will the maintenance of landscaping and open space be the responsibility of the City?
If so, is that included in the fiscal impact for the City?

Thank you for taking these issues into consideration on such short notice.

Terre Thomas, resident of 53 years.

Sent from my iPhone