

October 19, 2022

City of Capitola Planning Commission  
420 Capitola Avenue  
Capitola, CA 95010  
Attn: Brian Froelich

SUBJ: 401 Capitola Avenue/Tap House/ **APN: 035-131-11**

RE: Conditional Use Permit and Parking Variance Application/**Permit Number: #22-0282**

Dear Brian & Members of the Capitola Planning Commission,

Our house at 403 Riverview Avenue is approx. 100 feet from The Tap House (the home across the street from us backs up against it). We support the staff recommendation and respectfully request that the application be denied for the following reasons:

1. The location is not suitable for the proposed use (serving beer & wine, expand indoor and outdoor dining/consumption customer areas and a variance to required parking):
  - a. Not enough off-street parking spaces. The proposal places the burden of parking demand entirely offsite in an area already overburdened with parking issues.
  - b. This is a Mixed Use Neighborhood zoning district & not in Capitola Village.
2. The proposed use will be detrimental to the public health, safety, and welfare.
  - a. Several single family residences are a few feet away & bar and lounge use—especially with taps and limited space for patrons—pose a risk to public health, safety, and welfare to adjacent residential property owners.
    - i. Noise associated with this type of business (yelling & horn honking) would have negative impacts on neighbors in the vicinity.
    - ii. Statistics show establishments that serve beer & wine give way to public drunkenness and the crime that comes along with it. Examples include: unauthorized parking in neighbor's driveways, damages to parked cars, littering, loitering, urinating in public, DUI's, drug use & possession & violence.
    - iii. Unfortunately, even law-abiding bars may pose major problems when patrons leave at closing time, parking in neighborhoods & waking neighbors with car sounds and headlights.
    - iv. Issuance of any kind of alcohol license could aggravate an existing crime problem already in the area.

We wish The Tap House owners continued success w/their current business and would like to thank the Planning Commission for the opportunity to express our opinion on this important subject.

Sincerely,

*A. Kalbali*      *Gina Jackman Kalbali*  
Oskar & Gina Kalbali  
403 Riverview Avenue  
Capitola, CA 95010