

Wyatt, Rosie

From: Wyatt, Rosie
Sent: Thursday, September 19, 2024 10:38 AM
To: Wyatt, Rosie
Subject: FW: 600 Park Ave. - Proposed Change Of Zone - 9/4/24 PC Meeting

From: jeff lee <jeffersonlee77@hotmail.com>
Sent: Wednesday, September 18, 2024 5:31 PM
To: Planning <planning@ci.capitola.ca.us>; PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>
Subject: Re: 600 Park Ave. - Proposed Change Of Zone - 9/4/24 PC Meeting

Hello City Planning Team,

Please consider our comments for the upcoming 9/19 meeting and future meetings on the subject of rezoning to accommodate future residential density increases in Capitola:

While rezoning RM zones may not be included in upcoming agendas (until early 2025) from a technical perspective, we're very concerned that the general agenda seems to focus on a continuous push towards rezoning for future overdevelopment.

High density apartment projects just won't fit in Capitola neighborhoods!
Projects in the ~40d.u./acre range cannot physically fit in Capitola neighborhoods without looking at new walls/rooflines ~35-40'+ tall that do not fit the scale of our community.

Even allowing increases to the magnitude of ~20-25d.u./acre from the current 10 or 15 would be a huge change, and would be difficult if not impossible to do in a manner that is respectful of existing residents and neighborhoods, so as not overwhelm the area(s) with the new building(s) massing.

To borrow from typical Planning checklist items, redevelopment projects such as these will not fit the approval criteria, including but not limited to:

- the future exterior design(s) will not be in harmony with, and will not maintain the scale of, the neighborhood(s).
- the future building project(s) will create excessive noise, traffic, and parking congestion.
- The location(s) and design(s) of the future building project(s) will not maintain compatible relationships to adjacent properties and will significantly impact the privacy, light, air, solar access, and parking of adjacent properties.
- The future design(s) will visually dominate the surrounding properties.
- The future project(s) will impair public views towards the ocean bluff and of scenic coastal areas.
- The future project(s) will not maintain and will not enhance public views.
- The future project(s) will not maintain or enhance vegetation, natural habitats and natural resources
- The future project(s) will not maintain or enhance coastal resources.

The proposed removal of the Affordable Housing Overlay (AHO) at 600 Park Ave. appears, to the lay-person (us), to be in preparation for the upcoming 2025 zoning changes - essentially paving the way for future density

increases, and we fear the agenda is continuously pushing forward over the existing resident perspective, making preparations to build new large apartment buildings in our quiet neighborhood backyards.

Just because rezoning 600 Park Ave. and similar sites may make sense from the developers' perspective, provide added units towards the State's housing ultimatum, and can be accomplished relatively easily and quickly (compared to the perceived complexities of the Mall site), doesn't mean this is the correct redevelopment approach. It's not the right move for Capitola neighborhoods.

We urge City leaders to keep any (planning for and) future redevelopment to reasonable levels and only allow it if, and where it truly fits.

Please - if the City must (prepare to) overdevelop, do so only at the drastically underutilized Mall site and 41st semi-urban corridor, not the village and surrounding neighborhoods.

Please - show the State Capitola's redevelopment plan for the mall, and the thousand+ units that could fit there, and show them the overall redevelopment schedule, to show good faith efforts are being made, and then efforts to shoehorn massive apartment projects into quiet neighborhoods can be abandoned.

Thank you for your time and efforts and for considering our perspective.

Sincerely,

Jeff & Kirsten Lee
117 Wesley St. Capitola

From: Sesanto, Sean <ssesanto@ci.capitola.ca.us>
Sent: Friday, September 13, 2024 12:24 PM
To: jeff lee <jeffersonlee77@hotmail.com>
Subject: RE: 600 Park Ave. - Proposed Change Of Zone - 9/4/24 PC Meeting

Hi Jeff,

The notices were intended for next week's 9/19/24 meeting, not the 9/5/24 meeting.

Rezoning multifamily (RM) zones are no longer a part of this zoning update and will not be discussed until 2025. You can review last week's agenda packet through the link below, which focused on different zoning items. RM rezoning was not a discussion item. <https://meetings.municode.com/adaHtmlDocument/index?cc=CAPITOLACA&me=0acafdc7e1e949799b913a4dd027a5a9&ip=True>

The noticing you received for the 9/19/24 meeting reflects a change to the Affordable Housing Overlay (AHO) and again, will not include RM rezoning because the draft amendments have been removed. The agenda packet will be published this afternoon, including all draft amendments to the zoning code. Should you wish to view it, please check back here: https://www.cityofcapitola.org/meetings?date_filter%5Bvalue%5D%5Byear%5D=2024&field_microsite_tid=All&field_microsite_tid_1=39

Thank you,

Sean Sesanto | Associate Planner

City of Capitola

831.475.7300

Planning Counter Hours: 1 p.m. - 4 p.m., Monday - Friday

From: jeff lee <jeffersonlee77@hotmail.com>

Sent: Friday, September 13, 2024 11:51 AM

To: Sesanto, Sean <ssesanto@ci.capitola.ca.us>; Planning <planning@ci.capitola.ca.us>

Subject: Re: 600 Park Ave. - Proposed Change Of Zone - 9/4/24 PC Meeting

Hello City Planning Team,

Thank you for the reply and the notice regarding the upcoming PC meeting date.

While we previously may have received a mailed notice with an incorrect meeting date, looking online at the PC webpage, it appears there was a meeting on 9/5. We watched the video, and it appeared only one member of the public was present to comment - a noticeable change from the previous PC meeting on the subject, which had a large community turnout, voicing strong opposition to the proposed rezoning with density increase(s).

Were mailed notices required to be sent for that 9/5 meeting? If so, we did not receive, and neither did Wesley St. neighbors we spoke with. We fear Planning Commission opinions in favor of rezoning became further entrenched without representative community input.

We, and neighbors we've talked to, are strongly against the proposed rezoning, and strongly against increasing residential densities, with emphasis on sites adjacent to single-family, low-rise neighborhoods, such as 600 Park Ave.

We urge the City to focus all housing efforts on the drastically underutilized Capitola Mall site - the only appropriate higher density site, and leave 600 Park Ave. as-is.

Sincerely,

Jeff & Kirsten Lee

117 Wesley St. Capitola

831 227 5008

From: Sesanto, Sean <ssesanto@ci.capitola.ca.us>
Sent: Wednesday, September 11, 2024 5:04 PM
To: jeff lee <jeffersonlee77@hotmail.com>
Subject: RE: 600 Park Ave. - Proposed Change Of Zone - 9/4/24 PC Meeting

Good afternoon, Jeff and Kirsten,

Thank you for contacting us regarding the noticing. Mailings were sent in an effort to exceed local and state noticing requirements. Unfortunately, the notice you received did not have the correct meeting date, which is **September 19, 2024**. Revised notices were mailed yesterday with the correct date above.

Details for the meeting will be published by end of day this Friday. You can find Planning Commission meeting details here:

https://www.cityofcapitola.org/meetings?date_filter%5Bvalue%5D%5Byear%5D=2024&field_microsite_tid=All&field_microsite_tid_1=39

Additionally, a webpage for the zoning code amendments can be found on here:

<https://www.cityofcapitola.org/communitydevelopment/page/public-review-drafts-zoning-code-updates>

Thank you again for reporting the error and please let me know if you have further questions.

Regards,

Sean Sesanto | Associate Planner

City of Capitola

831.475.7300

Planning Counter Hours: 1 p.m. - 4 p.m., Monday - Friday

From: jeff lee <jeffersonlee77@hotmail.com>
Sent: Wednesday, September 11, 2024 9:47 AM
To: Planning <planning@ci.capitola.ca.us>
Subject: 600 Park Ave. - Proposed Change Of Zone - 9/4/24 PC Meeting

Dear City Leaders / Planning Commission,

We received mail notification of a 9/4/24 planning commission meeting on the subject the same day of the meeting.

The notice was also postmarked 9/4/24.

This timing does not provide sufficient notice to allow community attendance / response.

Please provide mailers in advance to allow concerned citizens the opportunity to be involved.

Sincerely,

Jeff & Kirsten Lee

117 Wesley Street

Capitola