



Sherman & Boone

COMMERCIAL

July 23, 2024

RE: Zoning at 2001 40th Ave. Capitola, CA 95010

Dear Planning Commissioners,

We have been working hard to lease our commercial space located at 2001 40th Ave. Ste. B. The suite was formerly occupied by Keparé Hair Salon. We had a serious inquiry from a Financial Planner but unfortunately, due to the zoning, we were unable to pursue it. The property is currently zoned C-R which has not made sense for interested parties we have shown the space to. Neighboring tenants are mainly service oriented (Beauty Supply Store, Dentist, Gym & Military Recruiting Office). Every retailer we have shown the space to is not interested because of the lack of foot traffic and lack of neighboring retail tenants. We would like the zoning to allow for Office Uses (C-C) which we believe is what it originally was.

Thank you for your consideration.

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