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**FW: Against Rezoning 600 Park Ave. - Resending Previous**

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**From** Sesanto, Sean <ssesanto@ci.capitola.ca.us>

**Date** Thu 8/21/2025 2:02 PM

**To** Wyatt, Rosie <rwyatt@ci.capitola.ca.us>

Hi Rosie,

Jeff Lee has provided additional comment.

**Sean Sesanto** | Associate Planner

City of Capitola

831.475.7300

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

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**From:** jeff lee <jeffersonlee77@hotmail.com>

**Sent:** Thursday, August 21, 2025 2:02 PM

**To:** Sesanto, Sean <ssesanto@ci.capitola.ca.us>

**Subject:** Against Rezoning 600 Park Ave. - Resending Previous

Hello City Planning Team,

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

High density apartment projects just won't fit in Capitola neighborhoods!

Projects in the 30-40d.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.

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 41<sup>st</sup> 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