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**feedback on RM zone amendments and RM Zoning Map amendments**

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**From** Narendra Dev <naren\_private@yahoo.com>

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**To** PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>

Dear Planning Commission and Community Development Director,

Congratulations of moving forward with the RM zone amendments and the revised RM Zoning Map amendments. A big step forward towards providing more housing in Capitola and meeting our housing element plan.

I did have one procedural feedback. I think it would be useful to separate the RM zone amendments and the revised Zoning RM Map amendments into separate resolutions. I expect that the RM zone amendments should be pretty stable over the next (say) five years. But I do expect that the Zoning RM Map to change more frequently based on a variety of factors - motivation, cost, impact on existing tenants, etc. There existing RM buildings on these 7 sites and the owner will have to add-on or "demolish and rebuild" at the higher density.

I feel that staff should recommend a "revisit" metric like 25% of these 7 owners make (or commit to make) this change in one year. If this metric is not met after one year, then this higher zoning density should be opened up to the next eligible segment - MH condos or convert R1/R2 to MH or convert open land zoned differently to MH.

Regards, Naren  
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