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## 600 Park Avenue Apartments

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From terre thomas <terra12@cruzio.com>

Date Wed 8/20/2025 12:03 PM

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

Dear Planning Commissioners,

Thank you for your service. I really appreciate all the work you do, especially considering that this meeting's agenda is so complicated and lengthy to process.

I would like to request a few changes to the proposed R30 designation regarding the 600 Park Avenue Apartments that abut our property of 53 years, which I will reiterate at your meeting August 21st.

I appreciate the fact that the city has changed the zoning from R40 to R 30, as putting so many possible units in a Residential neighborhood seemed overly ambitious.

However, there are a few issues that I would like to request that you change:

First, the setback requirement as written would be a minimum of 3 feet and a maximum of 7 feet. That is way too close and overwhelming to all the 19 surrounding R1 properties, especially if the buildings can be 36 feet tall.

I would request that it be changed to 20 minimum to 25 foot maximum side and rear yard setbacks that abut the single family dwellings surrounding it. This would be helpful in preserving some solar access and privacy to local residents. I strongly suggest that you revisit the setback requirement notes on page 68, and number of stories for R10 and R20 parcels.

Second, I would also like you to include that all windows facing the R1 areas either be opaque or clerestory to maintain the privacy of both sides of the zone.

Third, preserve as much common open space as possible, regardless of how much private space for individual units is provided. If children are present, they need a place outside to play, so whatever landscaping is proposed, it should include lawn area.

I am relieved that there will be adequate parking on site, as there is no parking available on Park Avenue, and the Cliffwood Heights neighborhood residents do not want their streets filled up with nonresident's cars. Grocery shopping would prove problematic if one had to walk home with anything frozen.

Thank you for taking these changes into consideration. I know that this is just one parcel that I am concerned with, but I am sure others would appreciate applying these changes if it would affect them as well.

Appreciatively,  
Terre Thomas

