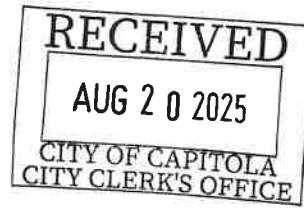


City of Capitola Planning Commission
420 Capitola Avenue
Capitola, CA 95010



August 20, 2025

Dear Capitola Planning Commissioners:

It has almost been a year since the proposed zoning changes for 46th Avenue and our surrounding neighborhood were presented to you for approval, and the decision was postponed. Since then there has been a great effort to reach out to the community for feedback regarding the proposals, which is truly commendable.

Nonetheless, we urge you not to approve such a large zoning density increase for the Capitola Gardens Apartments (Area 6) and the Capitola Towers Apartments (Area 4) properties, which are both located on 46th Avenue.

We understand that change is inevitable. We also understand the need to adjust the allowed density of these properties to reflect, at minimum, the existing built density. Further, we recognize the need for additional housing in Capitola, and the mandates that the State has set. However, the proposed new densities more than double or triple the allowed number of units per acre on each of these properties, and the new height maximums ensure that developers build at the maximum density.

At the same time, it is interesting to note how the proposed changes translate to the number of units allowed on each property. The number of apartments in the Capitola Gardens Apartments (Area 6) could increase from 80 to 198 units, which is an increase of 118 units on this property alone. In addition, the number of apartments in the Capitola Towers Apartments (Area 4) could potentially increase from 52 to 110 units, which is an increase of 58 units. That is 176 additional units on 46th Avenue, which is one of the most densely populated areas in Capitola, with one condominium complex and five apartment complexes that total over 300 units.

Setting such high maximums as the standard will affect the existing community. It also reduces the Planning Commission's control over development, and limits its ability to protect these Capitola neighborhoods.

Creating three-story, market-rate apartments that rent for \$4,500 monthly will not solve the housing issue and will not necessarily guarantee that the City meets its state-mandated building quota. So, why not set more reasonable standards for Capitola's existing high-density neighborhoods?

In all, in order to preserve and protect our neighborhood, we strongly urge you to modify the proposed zoning densities and three-story height allowances for the above-mentioned properties located on 46th Avenue.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Tim Collins". To the right of the signature is a large, stylized flourish or "J" shape.

Tim, Pam & Jennifer Collins
1830 46th Avenue, Capitola, CA 95010