



September 10, 2025

City of Capitola City Council
420 Capitola Avenue
Capitola, CA 95010

Dear Capitola City Council Members:

As long-time residents of Capitola, we urge you not to adopt the Residential Multifamily Zoning Code Amendments as recommended by the City of Capitola Planning Commission.

When two out of the three Planning Commissioners in attendance said "I am leaning towards a yes vote" before the final vote was taken, it was clear that the Commissioners were not fully convinced that the proposed rezoning changes are the best for Capitola.

Maybe it was because the Planning Department's Consultant plainly stated that the buildable maximums were set at high enough levels so that property owners would be enticed to further develop their properties. Maybe it was because the Planning Department Consultant's presentation never once mentioned how the zoning changes are being established to enhance the Capitola community. Maybe it was because many concerned home-owners openly objected to the zoning changes for fear that their life's investment will soon be surrounded by towering apartment buildings, with added road congestion and unavailable parking, drastically reducing their property values.

Per the newly adopted Values that were approved by the Capitola City Council in March of this year, the "Capitola Way" actively fosters **Responsible Growth**, with commitment to sustainable decision-making, planning for future generations while safeguarding the natural environment, resources, and history to maintain Capitola's charm.

Quite frankly, rezoning the Capitola Gardens Apartments and the Capitola Towers Apartments properties located on 46th Avenue, allowing an additional 176 three and four-story rental units in our already heavily populated neighborhood, does not quite meet this actionable guideline.

Please consider reducing the Planning Commission's recommended unit per acre density maximums for these two properties that are located in one of the most densely populated areas in Capitola, with condominium and apartment complexes that total over 300 units, and that are intermixed with numerous single-family residences.

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. However, the new proposed 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. Setting such high maximums as the standard will affect the Capitola residents that you represent. It also reduces the City's control over development, and limits its ability to protect Capitola neighborhoods.

Please protect our neighborhood. Please make the right choice for Capitola.

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