

## Gautho, Julia

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**From:** Malia Horn <maliahorn@yahoo.com>  
**Sent:** Tuesday, September 9, 2025 7:33 PM  
**To:** City Council  
**Subject:** Rezoning- 600 Park Ave.

Dear Capitola City Council,

My family lives on Magellan St. in Capitola a few blocks away from 600 Park Ave. We purchased our home 12 years ago. We have loved living here and feel so fortunate that our kids get to grow up here in this quiet residential neighborhood.

As a neighbor to 600 Park Ave., I am very concerned about the proposed design of 4 story apartment buildings in the middle of a residential neighborhood. I am worried about the repercussions of buildings that size and the impact of overdeveloping, overcrowding, and lack of onsite parking. Currently, there are 3 units available at 600 Park Ave. Do we need 4 x's more apartments at this property?

The commission should consider 2 storied buildings. 2 story units will not affect the neighbors as that height fits in with the neighborhood. It would be adding some more units, but not disrupting the density of the area, compared to 4 storied buildings. The other apartments in the neighborhood on Balboa Ave. are 2 to 3 stories. They differ than the 600 Park ave proposal, as they are across the street from single family homes, and are positioned next to Park ave so they are not as obtrusive to those homes. Most of those properties have adequate onsite parking.

I look to the condos at the Capitola Knolls as an example of well planned housing. Not everyone wants to live on top of each other and would like some green space and a yard around them. It is good to have these options for people. We are not downtown Santa Cruz, and we purchased our property (away from Santa Cruz) for that reason. Maybe we can allocated the 4 storied buildings at the Capitola Mall as a more suitable location? Let's find a better design that makes sense for this neighborhood.

Please reconsider this rezoning.

Thanks,

Malia Horn