

March 20, 2025

Santa Cruz County Planning Commission  
701 Ocean St Room 400  
Santa Cruz Ca, 95060

Dear commissioners,

I am writing to express my concern about the proposed rezoning of 2630 Capitola Ave in Soquel and 2620 Capitola Ave, also in Soquel. I live at 5009 Bellevue St, across the street and down one house from 2630 Capitola Ave.

My obvious concerns are traffic, no parking allowed on Capitola Ave due to the bus line, student bike and e-bike traffic from New Brighton Middle School, Soquel High, and nearby elementary schools. An increase from 2 units to a total of 17 units would impact noise, traffic, the danger of cars backing out of a driveway into traffic on busy Capitola Avenue.

Since the county has chosen to do an addendum to the EIR instead of redoing the EIR for the proposed rezoning, neighbors of proposed rezoned lots do not have the opportunity to find out what is ultimately planned for those lots. We are denied the opportunity to provide input and address concerns. Will these 17 units be tasteful townhouses set back from the street, in a park like setting, with trees and pathways, or a three-story building blocking solar exposure, degrading the visual character of the surroundings and potentially shining bright lights across the street and creating a new source of substantial glare?

We have no way of knowing, due to the process that is being proposed. Essentially, the lack of public input afforded by the use of an addendum to the EIR is the actual problem!

Disappointed taxpayer,

  
Carolyn Post



March 20, 2025

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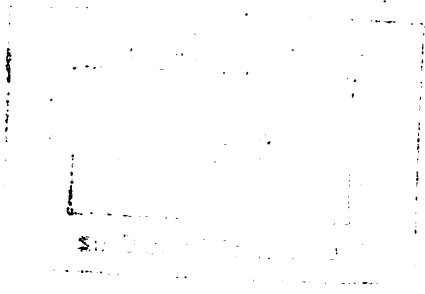
Re: Letter of concern regarding lots 2630 Capitola Ave and 2620 Capitola Ave

I have been a resident in Santa Cruz County for over forty years. I have watched the area grow and change during that period of time. I did not necessarily agree with some improvement projects and found it difficult to accept the direction of certain phases and projects. Despite all that, living in Santa Cruz County has been exceptional.

I live in a small neighborhood in Soquel and know many of my neighbors by their first name. The area has changed over the years, but the personal relationships and intimacy of the neighborhood have remained consistent. We meet and talk to neighbors when we walk our dogs and pedal our bikes. We watch out for each other and lend a supportive hand as needed. We like where we live and appreciate the supportive environment we have created. It is this sense of community that causes me to be cautious regarding growth plans but not necessarily resistant.

### **The County Process**

The issue in my mind is that the process is at best confusing and really rather dubious as it actually restricts the consideration of potential issues felt by current residents. A county addendum to the 2023 Housing Element under CEQA determined there were no impacts to the community and as a result no public hearings would be required for the proposed rezoning. This restricts and excludes the input of residents in the immediate neighborhood. Given this scenario, it appears the county planners are acting more like a real estate agency rather than protecting the rights and input of established neighbors and property owners.



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### **Issues and Concerns**

- \*There must be an opportunity for lot owners and current residents to have a proper opportunity to provide input regarding housing design that integrates with the established neighborhood.
- \*Traffic considerations: Capitola Avenue is a narrow, two-lane road notorious for speeding. It is used by students walking and riding to public schools. Sidewalks are limited and the bike lane is narrow.
- \*There is no available street parking for cars on Capitola Avenue, creating the need to increase parking opportunities in the developed area.
- \*Traffic and street noise will increase dramatically.
- \*Height limitations for housing should conform to the current area.
- \*Housing should not degrade the visual character of the surroundings, and should not create a new source of substantial glare.
- \*Protection of solar exposure for current residents, ensuring it conforms to current codes.

### **Finally**

It is essential for the members of the Santa Cruz County Board of Supervisors as well as members of the County Planning Commission to remember that our taxes pay your salaries, and our input needs to be acknowledged and guaranteed.

Concerned citizen,



Bert Post

5009 Bellevue Street



**LIFE**

Bert & Carolyn Post  
5009 Bellevue St.  
Soquel, CA 95073

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County of Santa Cruz

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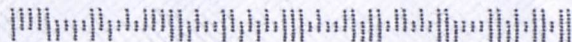
Keep Safety in View on the Road

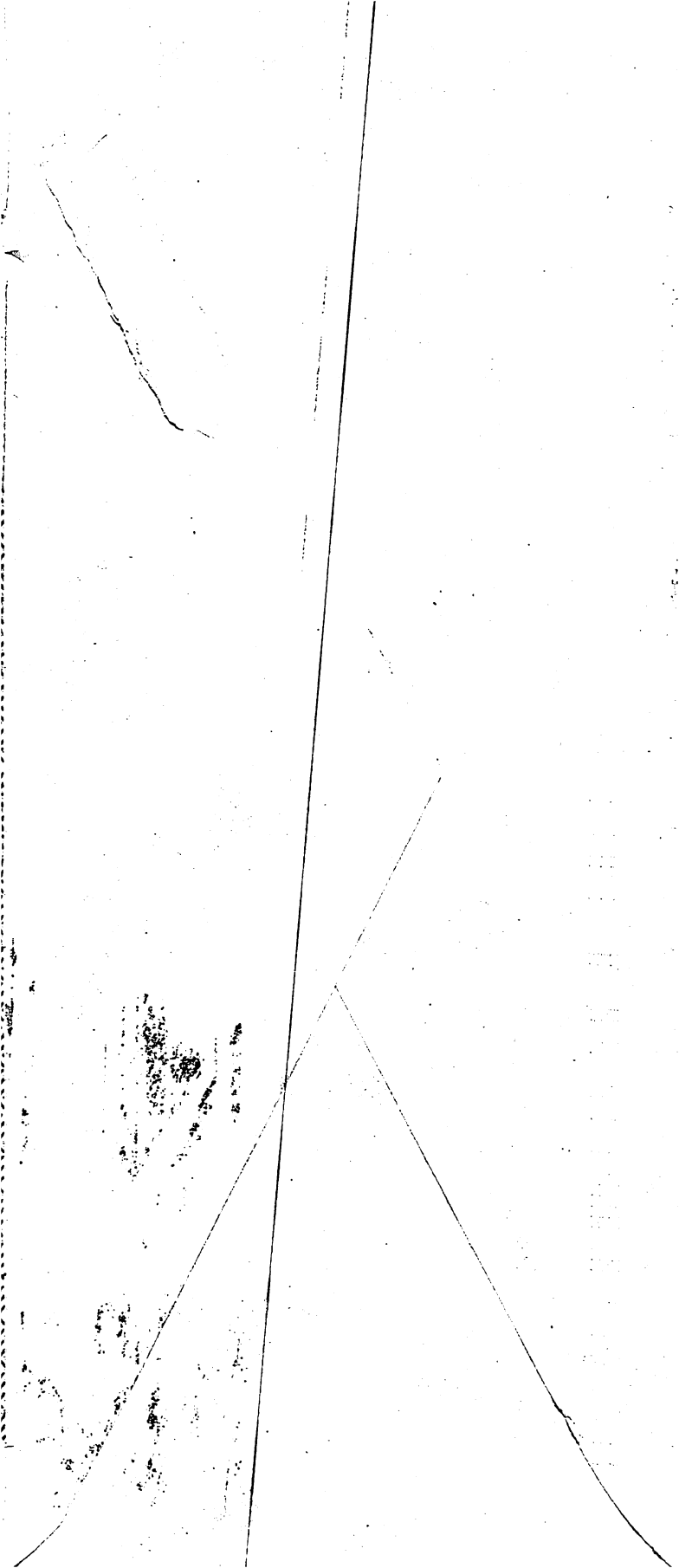


#USPSVehicle

Santa Cruz County Planning Commission  
701 Ocean St Room 400  
Santa Cruz, CA 95060

95060-407193





Proposed rezoning development for 5 parcels on Primrose Lane:

Parcels in Batch B (B-41, B-42, B-43, B-44, B-45)

Arguments against rezoning these parcels.

We, the neighbors affected by the proposal to rezone the 5 parcels on Primrose Lane, have reviewed the General Plan (GP), Housing Element (HE), and the Build Environment Element (BE) documents in detail and believe our assertion that the proposed rezoning of the Primrose Lane parcels is inappropriate and not in compliance with multiple facets of the guidelines for development outlined in all these documents. The Primrose Lane parcels are situated in the North end of a section of Green Valley Road that is a 1.1 mile “island” USL not near any transit hub or resources and disconnected from the main USL.

These parcels are currently zoned R-UVL, which is very low density housing. The rezoning would put them at R-UH which would put them at high density. The proposed 161 units on the patchwork of adjoining parcels (a total of 9.6 acres) is completely inconsistent with the surrounding housing and would require multiple 3-4 story high buildings of which there are none as far as the eye can see in this area. There are also some serious concerns with access for fire response to such a high density development in what is a limited access area.

Points for consideration:

- RE: North Green Valley Road USL:
  - No activity center/no community center/no room to add commercial resources
  - Green Valley Road USL is an “island” USL and the proposed rezoning and massive development does not conform with Objectives and Goals in the Built Environment Element (BE) (Objective BE-1.1)
  - The BE requires development to be near existing developed areas with adequate public services to include stores and restaurants. The Primrose parcels are far from these resources, and, as discussed in the study session, Primrose Lane is not appropriate for ‘mixed use’ as parcels with this zoning must be centrally located if in the rural area (BE-3.1.2)
- Objective BE-1.2: Development along transportation corridors
  - Development must be located within ½ mile of “high-quality” transit corridors-  
Development on Primrose Parcels is not compliant
  - Primrose lane is not along a ‘multimodal corridor’
  - ‘Multiuse’ or ‘infill mixed use’ is not appropriate for Primrose parcels since these parcels are not near any activity or business center or transportation hub
  - Primrose Lane: 2.5 miles from the nearest grocery store (Safeway) (Harvest Moon is a liquor convenience store and cannot be considered a resource for groceries)
- BE-1.3 Defines Activity centers: Primrose Lane and Green Valley Road USL proposed rezoning and development does not fit with the definition for that guideline. Numerous areas were discussed in the Build Environment Element for focused growth areas, none of which were in the Green Valley Road island USL. Pages 2-19 to 2-22 in the Build Environment Element and Fig 2.2 outlines focused growth areas which are in the Live Oak and Pleasure Point areas and NOT on the Green Valley Road USL island.

- BE-1.4: **Complete Neighborhoods:** access to shopping and services within 15 minute walk. The Green Valley Road USL and especially Primrose parcels are not in compliance with this to allow proposed development. BE-1.4 Fig. 2-3(pg 2-24)
- General Plan identifies focused growth corridors and activity centers in the Capitola/Live Oak area (see maps in BE 2.3 Fig 2-1(pg 2-8) and BE 2.4 Fig. 2-2(pg 2-18). Green Valley Road island USL is not part of these corridors.
- General Plan 2024: **Resource Land Use Designation** map shows all agriculture surrounding the Green Valley Road USL which is **1.1 mile long stretch.**
- **75 parcels** are proposed to be rezoned and **7 (10%) are in the Green Valley Road island USL (1.1 mile stretch)**
- **Of the 75 parcels, 45 are zoned RESIDENTIAL (meaning not commercial or open space).** 7/45 =15% residential parcels proposed to be rezoned are in the Green Valley Road USL island.
- **UNITS:** There are **771 proposed residential units** to be rezoned.  
**351 are in the Green Valley Road USL island = 46% of the residential units proposed to be rezoned are on the 1.1 mile stretch!**
- **Primrose Lane:** 161 units are proposed for Primrose Lane parcels. **161/771 =21% of all proposed residential units are on Primrose Lane.** As a reminder, Primrose Lane parcels are **5 adjoining** parcels, so it is not appropriate to treat the 5 parcels as separate parcels. No other residential parcel is asked to absorb such massive development.
  - Please note, as mentioned above, under the current rezoning proposal, the average # of units per residential site is 10 units/site. For **Green Valley Road it is 50 units per site and for Primrose Lane is it 32/site, but really it is 161 units/ site because Primrose is a collection of 5 abutting sites, unlike any other site situation in the county.**
- In the Housing Element it is indicated that most of the underutilized and vacant parcels were discovered using the interactive housing tool, Balancing Act, which was designed to avoid rural areas and to be near high resource areas. Primrose parcels do not fit into that algorithm. The planners said the property was chosen because the developer who owns them approached the county with these properties. Does the Planning Department feel that the guidelines in the General Plan do not need to be followed if a developer offers their land? We feel these properties would not have been chosen if they had followed the normal protocols for selection of properties to be rezoned.
- The developer who owns the Primrose parcels can still exercise his right to split his parcels and have 2 units on each for 16 units on this site area, which is already greater than the average of 10 units/parcel on residential sites (omitting commercial and open space in these calculations).
  - It was disrespectful and insulting for the developer to reduce our valid concerns as simply a case of NIMBY, as was expressed by the developer's agent at the study session.
- This seems inconsistent with the General Plan that Primrose Lane and the Green Valley road USL absorb such a massive development plan to satisfy the RHNA. If we look at the maps in the General Plan 2024 document, the focused growth area is shown to be the Capitola/Live Oak area (see map). There is no talk in the General Plan or in the Built Environment Element that the Green Valley road USL area be part of such a focused increase development to satisfy the RHNA especially since this island USL:
  - This "island" USL is already in a segregated mostly Hispanic, low income neighborhood, in a high disadvantaged community as is clearly pointed out in the Housing Element



(Amesti, Interlaken, Freedom which is exactly where the Primrose Lane parcels are located).

- This 1.1 mile stretch on Green Valley road already has maximum capacity in this island USL.
- It is not in a “high resource’ area
- It is not “near employment centers”
- It is not near “high performing schools”
- It is not in “high opportunity areas”
- It is not near any transportation hub
- AFFH is clear that new development should not be centered in areas of segregation, and concentration of low income households and that the new development must be in high resource areas. It also states that new development must be distributed throughout the county, **but it is proposed to rezone and develop 46% of the currently zoned residential units in a 1.1 mile stretch in an already an underserved, segregated, and disadvantaged population.**
- It seems completely inappropriate to allow such massive increase in population in this 1.1 mile stretch that has no resources. This is especially concerning if a high percentage are from disadvantaged, extremely low and low income individuals that would be housed in this area far from any resources.
- Traffic: 190 units on Green Valley Road USL corridor have already passed through the Planning Commission. Approving the extra 161 units on the Primrose parcels, totaling 351 units, would increase that congestion **to potentially over 600 more car traffic** to an already highly congested road. The north end of Green Valley Road where the Primrose Lane properties are located is extremely narrow with no room for expansion. This area is not a “transit rich area”. The bus stops and bus system in this area would not be able to support such a massive increase in use.

We are not necessarily against the property owner's right to develop his parcels. He absolutely can do this without any rezoning needed. As we understand it, he can split his parcels and build 2 units on each with possible addition of ADUs. Even with that type of development, resource and transit availability is challenging. There was also talk about low-income vs medium income percentages assigned to these units. For us, that is not really the issue. Certainly, it would be much harder for extremely low, very low, and low income households (as defined in the Housing Element) to be placed in a resource desert that is the Green Valley Road USL, but our main concern is the volume of people proposed to be housed on these parcels (potentially 322 people plus children) in an already crowded USL with no resources or traffic mitigations plans. Whether they are all low income or medium income, we have the same concerns.

**From:** Barbara Harris  
**Subject:** Capitola Ave Upzoning Concerns

March 20, 2025  
Santa Cruz County Planning Commission:

To Mark Connelly:

We live at 2631 Capitola Ave. in Soquel. On the corner of Capitola Avenue and Bellevue Street.

2620 Capital Ave. Parcel 030-241-13 and 2630 Capitola Ave. parcel 030-241-14 are directly across the street from us.

As I understand, the rezoning in Santa Cruz County is to meet the states requirement for a certain number of units possible in the county.

I've been told there is no development as of yet being planned for these parcels.

Although the Rezoning to R-UH (High Density) may attract developers and the California bonus density law means even higher density, taller buildings, reduced parking, etc.

Our neighborhood is a community . There is friendship, support and many families with young children. There are many of us that walk our dogs and stroll our babies several times a day and the children ride their bikes up and down the streets.

I am hoping to have a chance to be heard about our concerns of the harmful effects of High Density in this existing cohesive neighborhood

My concern about both these properties which are currently R- UL low density and is proposed to be re zoned to R-UH high density.

**Parking:**

There is **no** street parking on Capitola Ave., which already creates extra parking congestion on the side street of Bellevue. High density zoning, which leads to high density units will create more competition for parking on the very few narrow side streets in the neighborhood and worsen this issue.

**Increased noise and light from cars:**

We are at times disturbed from our sleep by cars coming and going of visitors and residents of houses on Capitola Ave. that have limited parking.

With Noise and light right outside our bedroom windows facing Bellevue and I'm concerned that this issue will worsen especially if builders choose to eliminate some of the off street parking with increased number of units and density beyond the zoning due to California density bonus law.

### **More Traffic Less Safe:**

Our neighborhood children play basketball, skate and ride bikes outside on our side streets of Bellevue and Lafayette (off of Capitola Ave which would become more dangerous with more parking and using Bellevue and Lafayette as a cut through to Soquel Drive.

### **NEIGHBORHOOD VISUAL INTEGRITY:**

This can be maintained with Medium Density Not High Density.

The neighborhood wants to ensure that the zoning would be compatible with the character of our neighborhood.

Unfortunately High density would allow for the possibility of taller dense units packed in between a neighborhood of one and two story homes. Therefore Blocking sunlight and losing privacy.

### **WATER:**

High density stresses our local water resource, which is already stressed, especially in times of drought. Our district fees are already much higher than others.

### **BLOCKED SUNLIGHT and GLARE:**

I'm concerned theres the potential for for blocked sunlight, which throws our gardens and our solar panels Into shade if the buildings are taller.

### **LOSS of GREEN SPACE:**

High density means more concrete. Loss of green areas and trees which affect the abundance of wildlife and birds that live in this neighborhood.

This huge leap to high density skips medium density.

MEDIUM DENSITY is our proposal.

Medium density is more appropriate to preserve the character of the neighborhood and the street.

Medium density would have less impact on the neighbors adjoining those lots. Less impact on parking, traffic, noise, light issues and water resources.

Or perhaps there are other SC County parcels that can support high density better instead of these two proposed parcels on Capitola Avenue.

The County Addendum to the 2023 housing element under CEQA:

I feel our rights to have a public review on the impact to our neighborhood, our properties, of this change to zoning from low to high was skipped over entirely.

As concerned involved property owners who are paying a high property tax, we feel we didn't have the opportunity to learn about the up zoning changes early on and have an opportunity to have a voice with public reviews.

Thank you for your time.

Barbara Harris

Sent from my iPhone



<p>1. The first part of the report deals with the general situation of the country and the position of the various groups of the population.</p> <p>2. The second part of the report deals with the economic situation of the country and the position of the various groups of the population.</p> <p>3. The third part of the report deals with the social situation of the country and the position of the various groups of the population.</p> <p>4. The fourth part of the report deals with the cultural situation of the country and the position of the various groups of the population.</p> <p>5. The fifth part of the report deals with the political situation of the country and the position of the various groups of the population.</p>	<p>6. The sixth part of the report deals with the international situation of the country and the position of the various groups of the population.</p> <p>7. The seventh part of the report deals with the future of the country and the position of the various groups of the population.</p> <p>8. The eighth part of the report deals with the conclusion of the report and the position of the various groups of the population.</p> <p>9. The ninth part of the report deals with the appendix of the report and the position of the various groups of the population.</p> <p>10. The tenth part of the report deals with the bibliography of the report and the position of the various groups of the population.</p>
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A Post  
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Soguel, CA 95073

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County of Santa Cruz

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