

Donovan Arteaga

From: Joe De Meo <joedblues1@gmail.com>
Sent: Tuesday, December 9, 2025 2:11 PM
To: Donovan Arteaga
Subject: Kb homes townhomes on soquel

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello, I'm in favor of this project. I believe the development of town homes in Santa Cruz will give young families and others a chance at home ownership .

Sincerely Joe De Meo

Donovan Arteaga

From: Jonathan Evans <juanito_evans@yahoo.com>
Sent: Tuesday, December 9, 2025 3:17 PM
To: Donovan Arteaga
Subject: Support: 5940 Soquel Ave. townhomes

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Mr. Arteaga,

As a resident in Live Oak I support more housing at the 5940 Soquel Ave. location.

Thank you,
Jonathan Evans
Santa Cruz, 95062

Donovan Arteaga

From: Tamar Ragir <tamar@biocuda.com>
Sent: Tuesday, December 9, 2025 4:27 PM
To: Donovan Arteaga
Subject: In favor of Townhomes on Soquel

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Hello,

I was excited to read about the proposal to build town homes on Soquel avenue with 15 below market units. Townhomes are a great option for families and affordable housing is so desperately needed.

I hope this gets approved.

Thanks,

Tamar Ragir

Santa Cruz resident

Donovan Arteaga

From: Riley Rhodes
Sent: Wednesday, December 10, 2025 8:09 AM
To: Donovan Arteaga
Subject: FW: Application 241488 - 5940 Soquel Avenue proposed project

Follow Up Flag: Follow up
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Riley Rhodes

Planning Technician
Community Development & Infrastructure

Phone: 831-454-2757
701 Ocean Street, Room 400

From: Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>
Sent: Wednesday, December 10, 2025 7:44 AM
To: Riley Rhodes <Riley.Rhodes@santacruzcountyca.gov>
Cc: Sheila McDaniel <Sheila.McDaniel@santacruzcountyca.gov>
Subject: FW: Application 241488 - 5940 Soquel Avenue proposed project

Hello Riley,

Please see below public comment received for Application No. 241488 for today's 12/10 Planning Commission meeting.

Thank you,



Jonathan DiSalvo

Senior Planner
Community Development & Infrastructure

Phone: 831-454-3157
701 Ocean Street, Room 400



From: Susan Franklin <suzbee5@att.net>
Sent: Tuesday, December 9, 2025 8:55 PM
To: Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcountyca.gov>
Subject: Application 241488 - 5940 Soquel Avenue proposed project

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

I am writing to express my concern that the proposed 100 townhouse project will have on me, my privacy and my property value. I live in space 29 of the Beachcomber Mobile Home Park, located at 2627 Mattison Lane. My property line, as well as several of my neighbors, is directly adjacent to the south side of the building site.

While I understand that this project is well on it's way to becoming a reality, I implore you and the members of the planning commission to review and recommend to the builder that a change be made to the current project layout.

To my recollection, the building at the south perimeter of the site is scheduled to be built facing south, with the front side of each unit looming above my home and part of our mobile home park. The 2nd story balcony and living area will be facing directly into my master bathroom and bedroom through my my 8' sliding glass door. The third floor bedrooms will have an unobstructed view of my entire house and fenced yard. The level of sunlight and fresh breezes will be greatly diminished by the excessive, unprecedented height of these townhomes.

Could this building be turned so that the garages were on the back side and the front side of the townhouses faced the courtyard of the complex? Or could the proposed play area be moved to the back of the property?? We could have some small measure of privacy by simply making small changes to the building site layout.

The project documents indicate that there would be restricted building height of 28' and 2 stories high with a setback minimum of 15' from the southern property line. Is this still the plan or will all buildings in the complex be uniformly built 3 story buildings?

I understand that additional housing is needed in Santa Cruz but what we desperately need in Santa Cruz is affordable housing. We were told that these townhouses were to have a minimum price of \$1,200,000. That is not affordable nor is this development in a desirable area. A major freeway, an unattractive outdoor supply company, an aging mobile home park, an RV storage unit & outdoor nursery do not make good neighbors for million dollar investors. My worry is that this out-of-place, 3 story, industrial looking townhouses will sit vacant like many of the downtown new builds are experiencing. This project will not enhance the neighborhood.

There is a serious lack of guest parking within this development. Less than 10 guest spots for 100 families! There is no on-street parking available on Soquel Avenue and little to no parking available on either Mattison Lane or Chanticleer. 100 more families, 200 or more people & 200 more cars on Soquel Avenue? Sounds like a lot more traffic, noise and congestion to an already problematic situation

This project will likely cause a devaluation of my home and make it less desirable to sell because of the large buildings looming over my property and complete lack of privacy in outdoor area as well as master bedroom & bathroom.

I thank you for your consideration of my request for a change in configuration of the buildings within the project. It would make a world of difference to many of us, lower income but valuable neighbors.

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