

## Donovan Arteaga

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**From:** sarah@delorenzo.me  
**Sent:** Saturday, August 16, 2025 10:41 AM  
**To:** Donovan Arteaga  
**Subject:** Opposition to 841 Capitola Road Apartment Project

**Follow Up Flag:** Follow up  
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Dear Mr. Arteaga,

I am writing as a concerned Live Oak resident regarding the proposed apartment complex at 841 Capitola Road. I fully support developing this property and understand the pressing need for more housing in Santa Cruz. However, I have serious concerns about the project as proposed.

### Key Concerns:

#### 1. Traffic and Safety

The project will add significant traffic to local streets, many of which are narrow and already heavily used. This is a serious safety concern. My children walk and bike to school, and crossing Capitola Road at Jose is already treacherous. Adding dozens more cars will only increase the risk to pedestrians, cyclists, and local families. Already with the recent roadwork and bridge projects it has become nearly impossible to exit our neighborhood onto Capitola Rd at certain times of the day.

#### 2. Parking Shortages

The number of parking spaces included does not meet the likely demand. Overflow parking will spill into nearby streets, further limiting access for existing residents and creating conflicts. We already experience this with the Elizabeth Oaks apartment complex. Cars use Adelaida Ct to turn around all day long in the search for parking on this end of Jose Ave, and Jose Ave is consistently lined with cars from the complex.

#### 3. Exploitation of Loopholes and Limited Affordability

While a few units are designated as affordable, the majority will not be accessible to low- or moderate-income households. It appears that Workbench is using a legal loophole to maximize profit at the expense of the neighborhood. This approach undermines trust and community support for responsible housing development.

#### 4. Scale and Neighborhood Fit

A five-story building with this many units is out of scale with the surrounding neighborhood, which is largely single-family homes. Its height and density would dramatically change the character of the area.

#### 5. Privacy

The building would overlook nearby homes and yards, significantly impacting residents' privacy and quality of life.

**Request:**

I urge the Planning Commission to require a redesign that:

- Reduces building height and density to better match the neighborhood,
- Provides adequate parking and traffic mitigation, and
- Increases the proportion of affordable units.

I support housing development, but it must be done responsibly, transparently, and in a way that respects the safety, livability, and character of existing neighborhoods. The current proposal does not meet that standard.

Sincerely,

Sarah DeLorenzo

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