

## Mayra Espinoza

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**From:** Chris Gowdy [REDACTED]  
**Sent:** Tuesday, April 28, 2026 4:49 PM  
**To:** PlanningCommission  
**Subject:** Public Comment in Opposition – 808 Capitola Drive Tentative Map (PL25-0036)

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[EXTERNAL]

Dear Members of the Planning Commission,

I am writing to express my opposition to the proposed Tentative Subdivision Map and Design Review Permit for 808 Capitola Drive (PL25-0036), scheduled for hearing on May 7, 2026.

My primary concern is traffic and parking congestion. The streets in this neighborhood are already severely overburdened due to a significant increase in Accessory Dwelling Units (ADUs) that have been built in recent years. This wave of ADU development has added substantial vehicle traffic and eliminated much of the on-street parking that residents previously relied upon.

Adding eight new single-family lots, plus two flag lots, will compound an already serious problem. The cumulative traffic impact of recent ADU growth combined with this proposed subdivision has not, to my knowledge, been adequately studied or addressed.

I urge the Planning Commission to require a current traffic and parking impact study before approving this project, and to consider whether the CEQA exemption is truly appropriate given these existing conditions.

Thank you for considering my comments. I plan to attend the May 7th hearing and speak during public comment.

Sincerely,  
Chris Gowdy

[REDACTED]

# Mayra Espinoza

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**From:** Kristina Streeter [REDACTED]  
**Sent:** Wednesday, April 29, 2026 9:27 AM  
**To:** PlanningCommission  
**Subject:** 808 Capitola Drive subdivision map and permit

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[EXTERNAL]

I received the notice of public hearing regarding the tentative subdivision of this property. I have one concern that has come up since this plan was originally put forward.

This neighborhood is comprised of three one-block streets, one three-block street and a small court. There is no street parking available outside of these roads, as the only exits from it are Silverado Trail (no street parking) and Coombsville Road (no street parking). Most residents have a one-car garage, meaning one car parked in the driveway and others on the street.

**What's changed:** Two homes across from this 808 Capitola development (220 and 210 Fairview) were purchased by a developer and converted into rentals. He is also building four two-bedroom ADUs in the backyards of these two homes.

- The residents in the existing two rentals have 13 trucks and cars between them, putting an additional 11 vehicles on the streets.
- The additional eight bedrooms in the Fairview ADUs will mean another 8-16+ cars on the road (there is no designated parking for these ADUs).

**That means up to another 27 cars on four short streets BEFORE these eight additional ADUs are built—with no other parking options available in the vicinity.**

As it is, parking is at a premium (some weeks, there is no place to put our garbage cans other than in our driveway, meaning shuffling cans to leave or return home) and will be even more difficult after the Fairview ADUs are completed. I don't see how the neighborhood can absorb an additional 8-16 cars with the 808 Capitola subdivision without designated parking added into the plan.

I am asking that the ADU portion of this plan be revisited to look at including parking within the development.

Thank you.

**Kristina Streeter**  
[REDACTED]  
[REDACTED]



# MEMO

**TO:** CHAIR OWEN, MEMBERS OF THE PLANNING COMMISSION  
**FROM:** PAUL O'NEILL, ASSOCIATE PLANNER  
**DATE:** MAY 5, 2026  
**SUBJECT:** ITEM 7.A 808 CAPITOLA DRIVE (TM) (PROJECT NO. PL25-0036)

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Following the publication of the May 7, 2026, Planning Commission Agenda, correspondence was received for consideration for the 808 Capitola Drive Tentative Map (Project No. PL25-0036), identified as Public Hearing Item 7. A

The correspondence includes letters from the following, attached to this memorandum

- Noah Lovitz-Wolfson (05-01-2026)
- Jozefina Cutura & Sean Hughes (05-03-2026)

# Mayra Espinoza

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**From:** Noah Lovitz-Wolfson [REDACTED]  
**Sent:** Friday, May 1, 2026 3:25 PM  
**To:** PlanningCommission  
**Subject:** 808 Capitola Drive

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[EXTERNAL]

To Whom it may Concern:

I would like to speak at the public hearing with regards to this property's plans. I am their back neighbor and they have been nothing but awful when trying to work with them. They refused to pay for half of our shared fence and have not shown that they are going to be responsible builders. I will be at the meeting and would like to voice my concerns about their tactics thus far and the legitimacy of building when they are not being conscientious or following California law.

Thank you,

Noah Lovitz-Wolfson  
[REDACTED]

# Mayra Espinoza

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**From:** Jozefina Cutura [REDACTED]  
**Sent:** Sunday, May 3, 2026 6:43 PM  
**To:** PlanningCommission  
**Cc:** Sean Hughes; Noah Lovitz-Wolfson; Joan Kisthardt; charlotte holstebro; jens Holstebro  
**Subject:** Re: 808 Capitola Drive (PL25-0036) Tentative Subdivision Map and Design Review Permit

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[EXTERNAL]

Dear Members of the Planning Commission,

We are writing regarding the proposed subdivision at 808 Capitola Drive (PL25-0036), as a family residing on a nearby neighborhood lot. We care about our neighborhood and understand the need for housing development in Napa, but we have several concerns about this project, and are especially concerned about the decision to exempt it from environmental review under CEQA.

From a resident's perspective, it's hard to understand how this project qualifies for the Class 32 infill exemption (CEQA Guidelines §15332), which requires that there be no significant impacts related to traffic, noise, air quality, or water quality. We have not seen any detailed studies or evidence that clearly show these impacts will not occur, nor been consulted as the immediate neighbors by anybody to help determine these impacts. Without actual analysis, we question if it is premature to conclude that the project qualifies to obtain the exemption.

An additional concern is that this project is not happening in isolation. Another nearby parcel is also being developed right next to this one, potentially on a similar timeline, and together these projects could significantly change the immediate area. CEQA requires that cumulative impacts be considered, but we have seen no evidence to show that the combined effects of these two redevelopments, such as increased traffic, parking pressure, construction overlap, noise nuisance have been evaluated and properly considered. Looking at each project separately misses the combined negative cumulative impacts on our neighborhood and in particular on the immediate neighbors like ourselves of having multiple developments concentrated in a small area.

We are worried about how this will affect our daily quality of life in the neighborhood, traffic flow, safety on our streets, and the overall character of the neighborhood. We have experienced multiple zoning violations from the owners of lots slated for redevelopment already, including the illegal usage of the lots for festival parking over multiple weekends, and thus have little faith in their ability and willingness to 'play by the rules.' Having been left out the planning process for the adjacent parcel also slated and approved for redevelopment on 804/808 Capitola Dr, we strongly feel that we should be allowed to have a voice and input in the matter of 808 Capitola Drive redevelopment.

For these reasons, we respectfully ask the Commission to revisit the use of the CEQA exemption and require an environmental review before moving forward. We believe the combined impacts of nearby development should be fully evaluated so that decisions are made with a complete understanding of the effects on the community, and that relevant design adjustments and accommodations be made in the plans, including addressing our concerns.

Thank you for your time and for considering the perspectives of those of us who live here. We request to have this comment included in the public record. We would also like to request an acknowledgment of this message, so that we know it has been received and considered.

Sincerely,

Jozefina Cutura & Sean Hughes

Resident of [REDACTED]