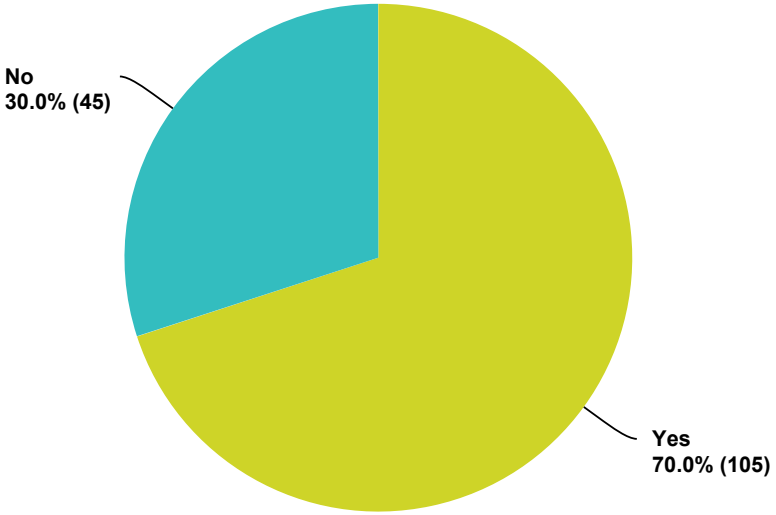
Q1 Which of the following describes your association to Capitola? (Check all that apply)

Answer Choices	Responses	
Live in Capitola	80.7%	121
Work in Capitola	23.3%	35
Business Owner in Capitola	16.0%	24
Commercial Property Owner in Capitola	10.7%	16
Real Estate Professional or Property Developer that has worked in Capitola	4.7%	7
Architect, Designer, Engineer, or Planner that has worked in Capitola	3.3%	5
Builder or Contractor that has worked in Capitola	2.7%	4
Total Respondents: 150		

Q2 Have you had any experience with Planning and/or the Zoning Code in Capitola?

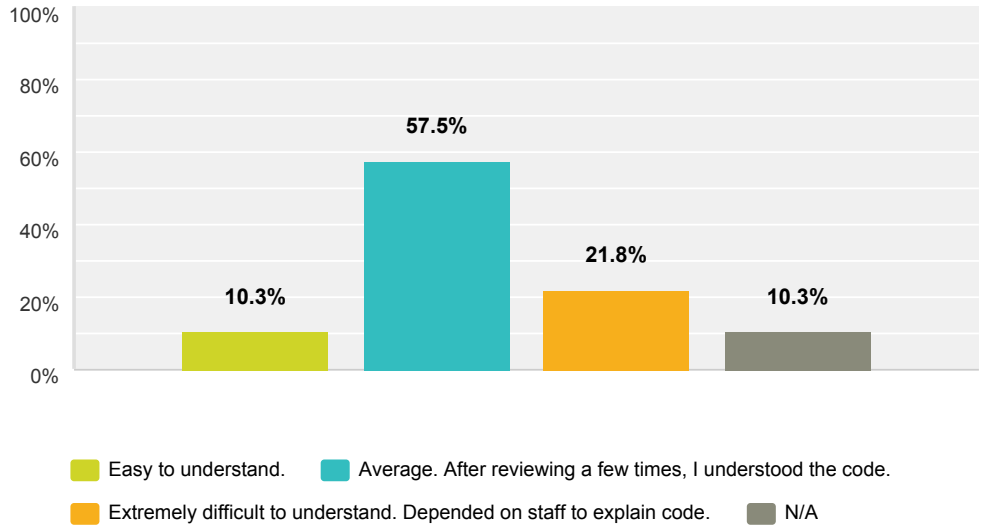


Q3 Which of the following Planning Permits have you applied for? (Check all that apply)

Answer Choices	Responses
Residential:Single-family home new construction, remodel, or addition	50.0%
Tree Permit	27.3%
I have not applied for a Planning Permit	26.0%
Fence Permit	19.3%
Commercial: New construction, remodel, or addition	10.7%
Residential: Multi-family development new construction, remodel, or addition	8.7%
Sign Permit	8.7%
Other (please specify)	8.7%
Remodel of Historic Building	8.0%
Commerial: Change of Use or Conditional Use Permit	6.7%
Residential: Secondary dwelling unit	6.0%

#	Other (please specify)	Date
1	sidewalk sale permit	10/16/2014 2:18 PM
2	Coastal, Use permit,	9/23/2014 1:47 PM
3	Repair and upgrade a number of single family and multi family buildings	8/18/2014 12:58 PM
4	Repair of old house	8/17/2014 12:08 PM
5	Been a victim of neighbor NOT applying for tree permit, as required!	8/14/2014 12:53 PM
6	zoning usage	8/14/2014 12:29 PM
7	Questions about a tree permit. Tree ultimately taken down by PG&E as disease had caused it to fall on transmission wires.	8/14/2014 7:41 AM
8	neighbors violation of code	8/13/2014 4:36 PM
9	Resident Owned Mobilehome park	8/12/2014 8:49 PM
10	Advisory on City park planning	8/12/2014 2:05 PM
11	Solar PV installation	8/12/2014 1:08 PM
12	Out door Deck	8/12/2014 11:18 AM
13	ownership of livestock within city limits	8/12/2014 10:52 AM

Q4 Which best describes your experience utilizing the Zoning Code?



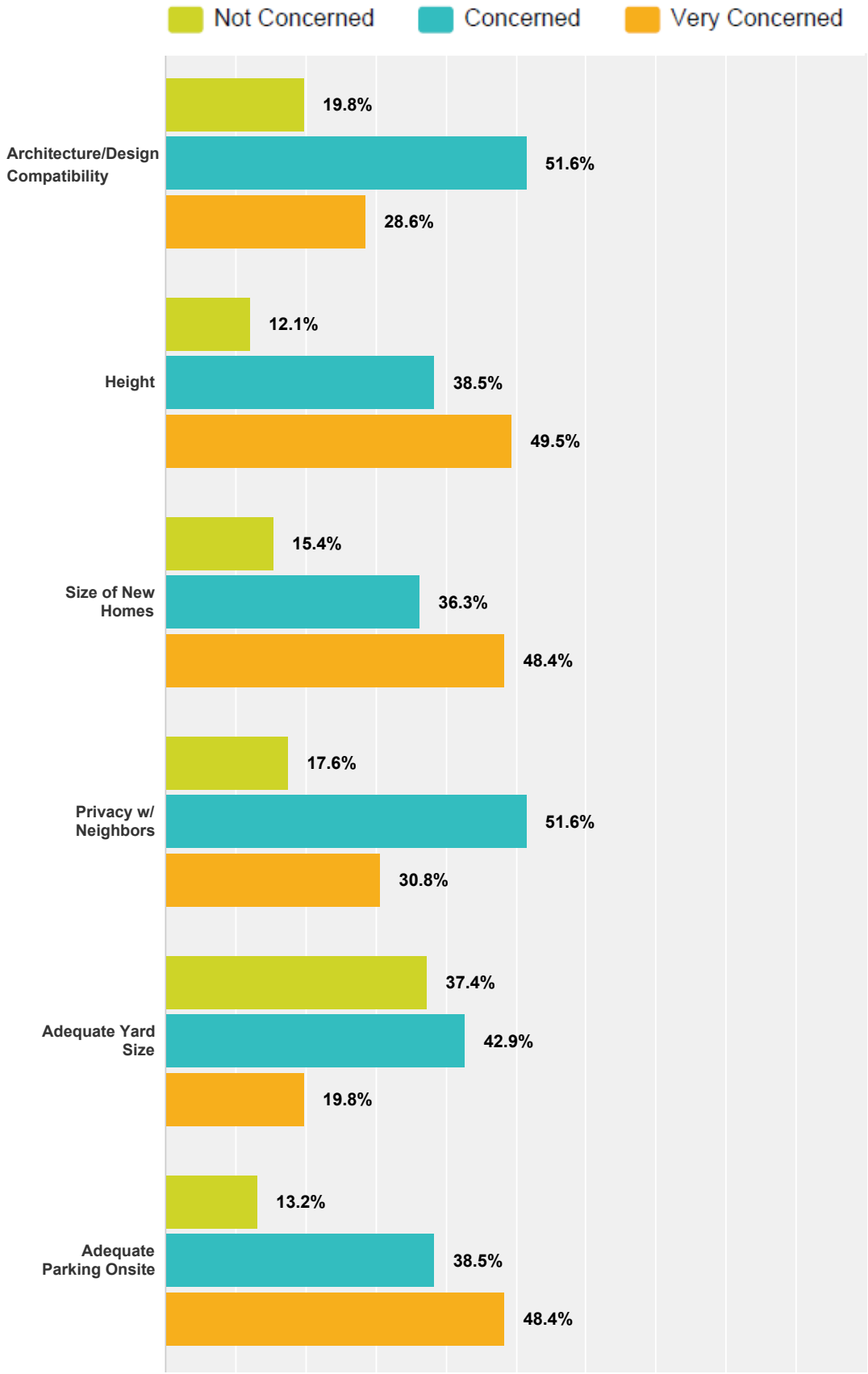
Q5 Check all of the following features that you would like to see included in the Zoning Code update:

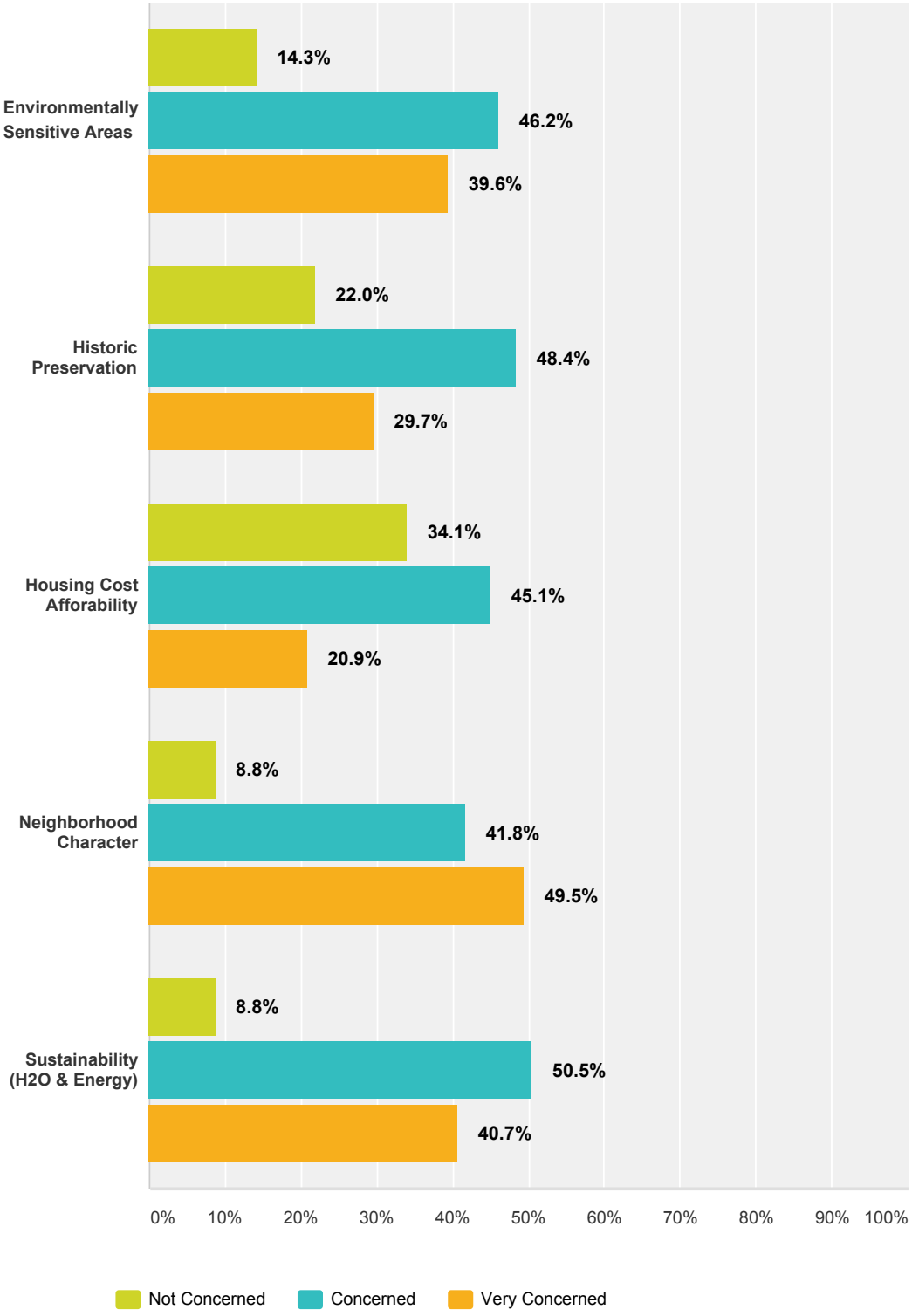
Answer Choices	Responses
Explain when a permit is required more clearly.	64.4%
Standards presented in table format rather than long written descriptions	55.2%
A zoning code "user guide"	52.9%
Less technical jargon and more plain English	50.6%
Explain process more clearly.	50.6%
More graphics, illustrations, and diagrams	40.2%
Improved table of contents and index	35.6%
More definitions	32.2%
Intuitive organization	31.0%

#	Other (please specify)	Date
1	Definition of what changes to the drawings are "significant" and need to be brought before the comission	8/27/2014 1:26 PM
2	fence height on both sides of fence property lines well defined on both construction plans and plans presented to commission	8/17/2014 2:45 PM
3	Fewer restrictions on minor repairs, less "creep" of regulations (for example, on decks and deck railings)	8/17/2014 12:12 PM
4	All codes, signage and all other zoning issues that are mentioned above is not know to the majority of business's , home owners and anyone who is not a contractor that has to deal with these issues NO ONE knows anything These are definitely issues that should be sent by mail, email or what ever means that can get to everyone It also needs to be done well so that people do not delete or throw away without reading What happened to the sandwich board ordinance I see so many sandwich boards out on the village sidewalks You should have the parking attendance staff do a check off list once a month to help the city They are city employees and other dep heads in at city hall gets involved with time for police issues (Removed reference to Staff) When times are slow , which is the majority of the year They should help with a simple check off list and discretely get it to planning without in forcing any issues I have so many issues that I feel need help PARKING meters help the police but locals do not like Capitola village because if there money issues from parking meters and tickets It is a shame that we are not customer friendly about easy,kindness and welcoming to our locals We need them for off season Heck!!! They dislike capitola so much that they do not even care about coming down from thanksgiving to Christmas for our free 3 hours Parking spaces are empty Parking has distroyed the village and I do not think it will even be in our local residence as a friendly place to come It is just a hastle and money pit (removed reference to staff)	8/16/2014 7:35 AM
5	Work with full team; to develop clear and enforceable code. For example, the tree preservation ordinance exists, but it is not clear and does not really provide direct guidance for enforcement.	8/14/2014 7:45 AM
6	Consistency with the general plan and all other city documents	8/13/2014 7:53 PM
7	Personal opinion, personal likes and dislikes, changing "policies" from one permit to another causes much frustration for those seeking permits. There should be a set of rules that everyone has to follow from year to year....not minute by minute.	8/13/2014 6:54 AM

8	Eliminate ability to expand uses that do not fit with surrounding neighborhoods such as Monarch Cove. Even current use creates ongoing conflict and undesirable neighborhood impacts.	8/13/2014 5:14 AM
9	Coastal Zone and nexus to city zoning [what's what and what does that mean to me]. Why are all the City's emergency responders located in the flood plain?	8/12/2014 2:12 PM
10	This question seems a bit leading. Of course everyone would love all of these things. Is it intended to educate people on what will be done? Seems a bit obvious.	8/12/2014 1:00 PM
11	I checked the first one because your survey requires an answer.	8/12/2014 11:37 AM
12	As a planner myself, my opinion may not necessarily reflect the broader public so please take my answer to question 4 with a grain of salt.	8/12/2014 11:25 AM
13	Eliminate conflicting language. Eliminate discretionary interpretations.	8/12/2014 10:53 AM
14	Zoning is restricting affordable housing in large in fill lots on 44th Avenue. Existing lots are 4000 or less and current code restricts to 5,000 which is restricting affordable housing to be built.	8/12/2014 10:20 AM
15	Keep Design and Planning Vocabularies but provide a good list of definitions	8/12/2014 10:14 AM

Q6 Rate your level of concern for the following planning issues for future RESIDENTIAL development in Capitola?





#	Other (please specify)	Date
1	interlocking neighborhood pathways	9/11/2014 2:45 PM
2	Maintaining neighborhood feel is key	8/31/2014 11:57 AM
3	address walkability and sign clutter	8/27/2014 10:28 PM
4	rezoning and overlays	8/19/2014 11:31 AM

5	Residential rentals	8/14/2014 3:12 PM
6	Guidelines for more accurate estimating of Planning and Permit fees.	8/13/2014 4:02 PM
7	Incompatible projects in neighborhoods	8/13/2014 9:55 AM
8	The City is 'park deficient'	8/12/2014 2:12 PM
9	Higher density	8/12/2014 1:46 PM
10	Density Bonuses for Congestion Relief (ie: sq footage credits for bike parking or transit proximity, etc.)	8/12/2014 11:25 AM
11	Residential Neighborhood Preservation and expansion	8/12/2014 11:21 AM
12	Don't tell homeowners what color to paint their house. the kind of roof and sidingf a	8/12/2014 10:39 AM
13	Minimum Lot Sizes is too Great would like to see 4,000 sqft to allow afforable housing.	8/12/2014 10:20 AM
14	Home Businesses	8/12/2014 10:14 AM

Q7 Within Capitola's single-family residential neighborhoods, there are duplexes, multi-family homes, and commercial uses that were legal at the time of construction but are no longer allowed to be built within the single-family neighborhoods today. How do you think the City should regulate existing multi-family units and commercial units within the single-family neighborhoods? (Check one)

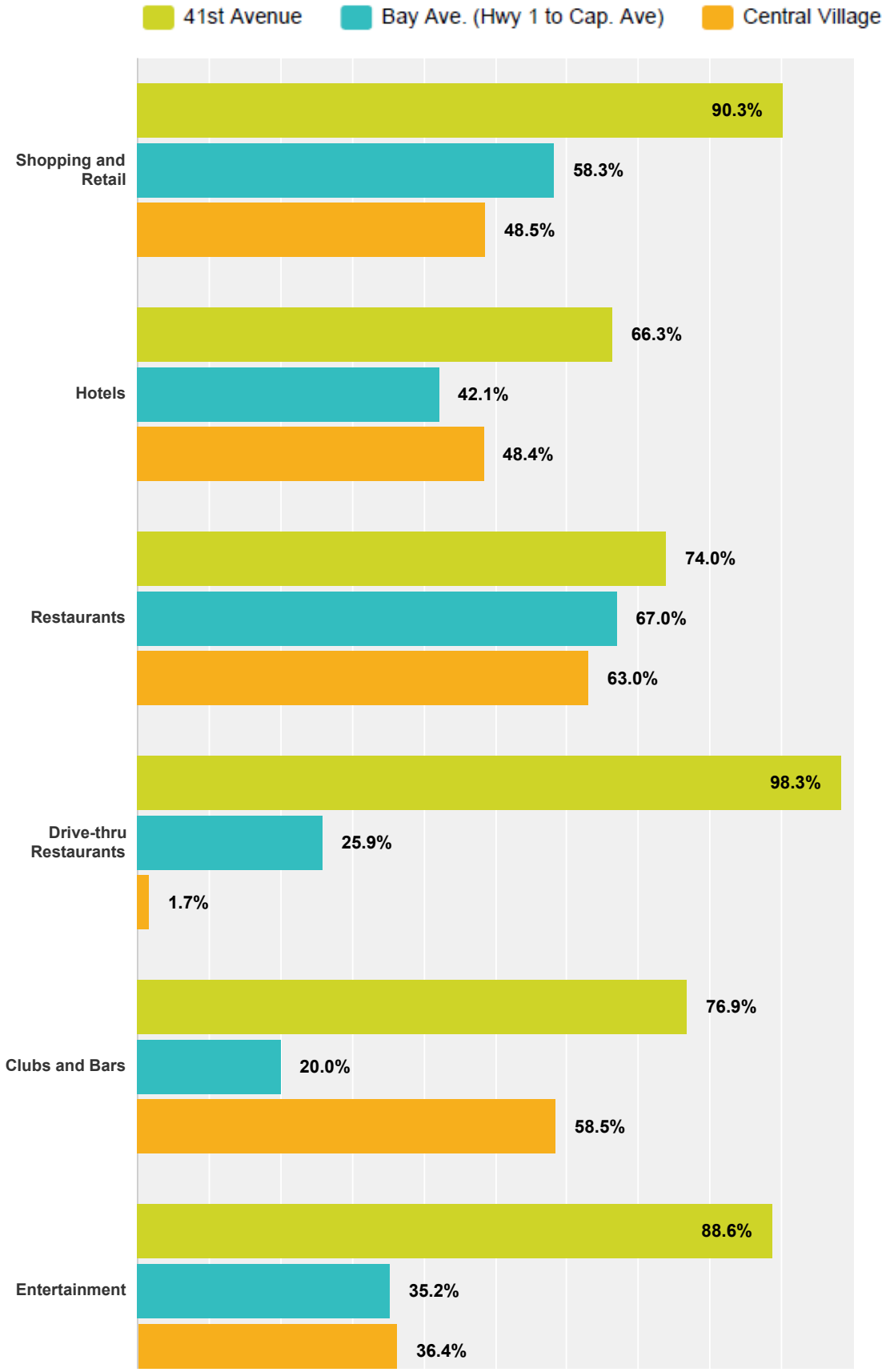
.

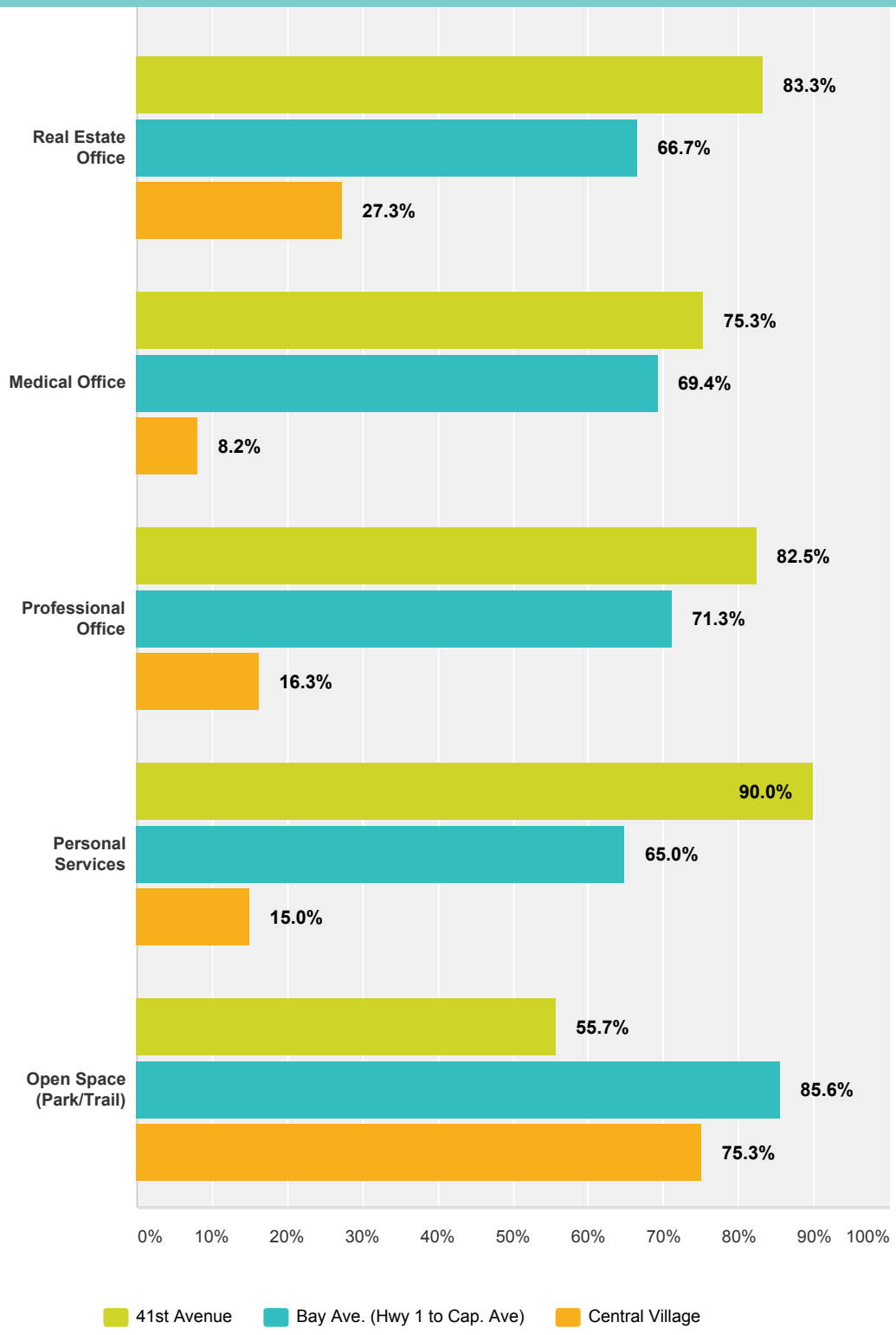
Answer Choices	Responses
Allow the multi-family structures to continue as a multi-family structures indefinitely. Allow owner to improve/update the structure as long as the structure is not expanded and no additional units are built.	71.7%
Require that all multi-family structures (except duplexes) become single family homes by a specific date.	11.8%
Allow the multi-family structure to continue as a multi-family until it is substantially improved. If the owner invests substantial money into improving/updating the structure, than the structure should be required to become a single-family home.	11.0%
Require that all mult-family structures become single family homes by a specific date.	5.5 %
.	

#	Comments	Date
1	there should be additional options to choose from, the required answer is invalid-that choice should have been offered	10/11/2014 2:28 PM
2	Affordable housing is needed to improve diversity	9/11/2014 2:46 PM
3	Need to work with residents/owners and provide flexibility in the regulations so as not to add a further financial obstacle to those who may alredy be unable to afford to maintan or keep thier property such as low income and retired residents..Focus on safety and health issues, provide incentives instead of punishment. Over time nonconforming structures will transition. City cannot retroactively regulate legal nonconforming uses.	8/28/2014 8:50 AM
4	Substantial means almost a complete teardown in my opinion	8/27/2014 1:26 PM
5	These are very disturbing questions for how does a city un do building usage?	8/18/2014 1:10 PM
6	None of above choices accecptable. #2 should REQUIRE substantial improvements to permit future multi-family use	8/14/2014 1:01 PM
7	I would like more specific information about these structures shared in order to make a decision. Based on the limited information presented here, I will respond, but my answer could change significantly if I had the count of the existing structures.	8/14/2014 7:48 AM
8	of course not realistic	8/13/2014 4:40 PM
9	Need to be more specific than, "substantially". Suggest: Project cost will be 75% of current market value of existing structure based on 3 Appraisals from licensen appraisers.	8/13/2014 4:05 PM
10	multi family structures should meet newer safety codes	8/13/2014 1:53 PM
11	No expansion under any circumstances	8/13/2014 5:15 AM

12	Often this housing is for parents/grandparents who would have to go to senior housing or care. Also it is a source of revenue for many who rely on that income. There is always a positive side to the issues and a negative one. Sometimes less regulation is better. If you limited improvements the units would decline and decrease property values and use. A property owner needs to retain property rights. A universal code is 'Do not encroach on other persons or their property'.	8/12/2014 3:45 PM
13	Improvement and continued use of multi-family buildings in SF zoning is a reasonable standard. Keeps a range of ages and varying levels of income integrated in a neighborhood	8/12/2014 2:18 PM
14	A nonconforming ordinance that gradually phases in these residential uses by a certain date would make sense. The sunset period should be long enough to pick up most remodels due to aging/deterioration.	8/12/2014 11:51 AM
15	None work for me. I would require substantial improvements by a certain date or convert to single family by that date.	8/12/2014 11:37 AM
16	whichever will keep Capitola with good clientele and not too low income, which can bring a lot of crime and transients. just don't let it get like Santa Cruz with the homeless.. only place I've ever seen so many types of units intermingled.	8/12/2014 10:20 AM
17	We need housing, protect that need - Act on a case by case basis	8/12/2014 10:16 AM

Q8 For each of the listed uses, check off the commercial areas in which you would like to continue to see and/or see more of the listed use. (Check all that apply)





#	Other (please specify)	Date
1	Aren't we built up enough?	10/13/2014 8:38 PM
2	aloow dogs on oposite sides of the street, leaving somewhere for people to walk without a dog's body fluids and wastes being forced on someone who does not want to wear someone else's dog dodo	10/11/2014 2:32 PM

3	This "Bay Avenu Commercial Area" needs to be replaced by its two components: 1. north of Center Street and (2) south of Oak Drive. As is this is an erroneous hybrid conglomeration that ingores teh people who live between Center and Oak.	10/1/2014 3:14 PM
4	No more surface parking lots	8/28/2014 8:56 AM
5	Let the free market determine most of this	8/27/2014 1:26 PM
6	NO MEDIUM TO LARTGE HOTEL IN CENTRAL VILLAGE	8/22/2014 4:39 PM
7	Parking, housing	8/17/2014 12:27 PM
8	New temporary parking should be centrally Located park/dog and skate park and city hall! Current city hall should become hotel	8/14/2014 1:05 PM
9	safe pedestrian paths along 41st & mall	8/13/2014 9:30 PM
10	I would prefer Bars within restaurants in the central village as opposed to bar/club	8/13/2014 9:27 PM
11	already have enough of all of the above	8/13/2014 4:45 PM
12	It is not clear to the layman what is being asked in this question. Answers are bogus for this reason.	8/13/2014 4:23 PM
13	No hotels, restaurants or bars in residential neighborhoods	8/13/2014 2:06 PM
14	make Rispin Mansion into a Community Center & Park	8/13/2014 1:57 PM
15	Parks and more parks are needed!!	8/12/2014 2:22 PM
16	You really want parks in the commercial areas? Should have a category for no more.	8/12/2014 11:38 AM
17	no drive thru	8/12/2014 11:11 AM
18	NO MORE CLUBS AND BARS	8/12/2014 10:54 AM
19	No hotel in the village	8/12/2014 10:46 AM
20	Keep City Hall where it is - do not sell the building; return the lower temp parking lot to a natural space/park since there is no public park within the village area.	8/12/2014 10:40 AM
21	i think the capitola village retail should be more scrutinized. surprised they let a massage parlor in the village. and a psychic...too gimmicky.	8/12/2014 10:22 AM
22	Stay with the New GP	8/12/2014 10:19 AM

Q9 Which of the following planning practices would you like the City to implement to shape future development along 41st Avenue? (Check all that apply)

Answer Choices	Responses
Improve the design of the public realm with improved pedestrian sidewalks, bicycle lanes, street trees and landscaping, and pocket parks, where appropriate.	71.9%
Adopt new design guidelines to improve the aesthetic of the commercial corridor.	59.5%
Create specific development criteria in new zoning for mall redevelopment that incentives redevelopment with new identity more reflective of Capitola sense of place.	56.2%
Make the commercial corridor more interesting for pedestrians by bringing storefronts closer to street along the sidewalk and requiring parking to be tucked behind buildings.	49.6%
Promote mixed use.	43.8%
Maintain ease of shopping experience with plenty of parking, adequate lanes for cars, and focus on the automobile.	37.2%
Promote visitor serving uses including hotels.	37.2%
Implement regional passenger train or similar service.	36.4%
Limit location of office space and medical offices along commercial frontage.	27.3%
Other (please specify)	14.9%
None of the above.	2.5%

#	Other (please specify)	Date
1	Nice mix of restaurants. shopping,entertainment, hotels and tourist activities like the ocean experience museum in Santa Cruz	10/14/2014 3:28 PM
2	Solve the traffic problem on NB 41st between Clares and "Gross". a. restrict right lane for access to local businesses, make it a right rurn only lane at Gross. Transfer one lane from SB 41st to NB 41st Avenue OR alternateley (B) close access to local buisiness from 41st and replace with access from Derby Avenue using powers such as eminent domain and/or relocating businesses.	10/1/2014 3:14 PM
3	sidewalk maintenance program	9/22/2014 11:13 PM
4	Improve intersection of Clares and 41st, it is not working. Gridlock for turning lanes especially for right turn from Clares to north on 41st from 3pm until 7pm. Only allowed to turn right on green light, cars from mall side gridlock the intersetion and one has to wit 2-43 lghts to turn right.Also the alley behind the business east of 41st functions as a street.	8/28/2014 8:56 AM
5	park/resting area/lawn/shady area for people to congregate	8/27/2014 10:37 PM
6	Anything that can be done to improve the traffic situation.	8/26/2014 9:01 AM
7	Let's focus on visitors service and commercial areas more focus on residential service and enhancement	8/23/2014 9:14 AM
8	improve pedestrian/handicapped use through out town	8/17/2014 2:50 PM
9	Improve pedestrian access, but keep traffic flowing.	8/14/2014 3:22 PM
10	No housing next to businesses or parking.Health problems)	8/13/2014 9:30 PM

11	The items checked would all be limited to specific areas and should allow for flexibility	8/13/2014 9:27 PM
12	Lots of big, vague words being used here. Need to be far more definitive on this question.	8/13/2014 4:23 PM
13	Get rid of the hideous new art pieces.	8/13/2014 2:06 PM
14	Greater ease of use for disabled people and aging population that does not rely on more cars. However, the current busses are not user friendly. Capitola residents would like to get to the shopping/commercial areas with less difficulty.	8/12/2014 10:47 PM
15	The mall is an excellent site for senior living = I'd love to live closer to the senior 'mall walkers' morning program	8/12/2014 2:22 PM
16	Promote Workforce Housing	8/12/2014 1:51 PM
17	Disallow large neon signs like the "Mattress Discounters" on 41st	8/12/2014 11:37 AM
18	Underground utilities along the 41st ave corridor	8/12/2014 10:56 AM

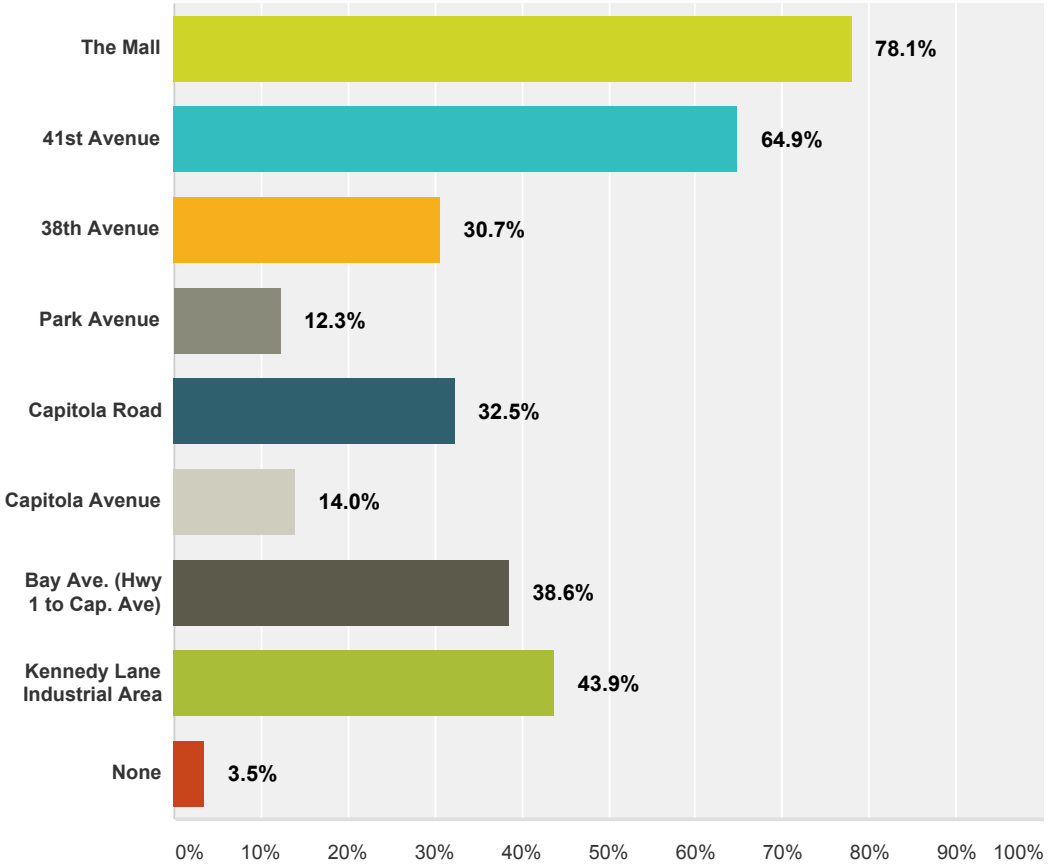
Q10 The new General Plan creates an allowance for increased development intensity for some properties fronting 41st Avenue if a project provided substantial community benefits, enhances economic vitality, and is designed to minimize adverse impacts to neighboring properties. Identify up to 3 community benefits you would most like to see incorporated within 41st Avenue or list your own suggestions:

Answer Choices	Responses
Pedestrian Circulation Improvements (sidewalks, crosswalks, pedestrian safety)	35.6%
Public Realm Improvements (pocket parks, benches, landscaping)	32.2%
Bicyle Circulation (enhanced bikelanes, safety, and storage)	29.7%
Provides funding/support for Regional Trail System (Montery Bay Sancturary Scenic Trail Network along existing railroad)	28.0%
Automobile Circulation and Parking Improvements	22.9%
Public Transportation Improvements (transit center improvements/relocation, bus circulation)	16.9%
Affordable Housing (onsite or funding)	15.3%
Development includes High Paying Jobs	13.6%
Development includes Entertainment Venue or Public Event Space	12.7%
Development reutilizes existing building(s) within new development plans.	12.7%
Exemplary Green Building with a Very Low Carbon Footprint	8.5%
Public Facility or Institution (library, school,college, museum)	8.5%
Other (please specify)	8.5%
Development includes dedicated Business Incubation Space for Local Start-ups	7.6%
Development Incorporates Public Art (onsite or along 41st Avenue)	5.9%
Development includes Meeting Space or Conference Space	5.1%
Development includes dedicated space for Green Businesses	5.1%
None of the above.	1.7%

#	Other (please specify)	Date
1	minimize additinal influx of traffic	10/11/2014 2:35 PM

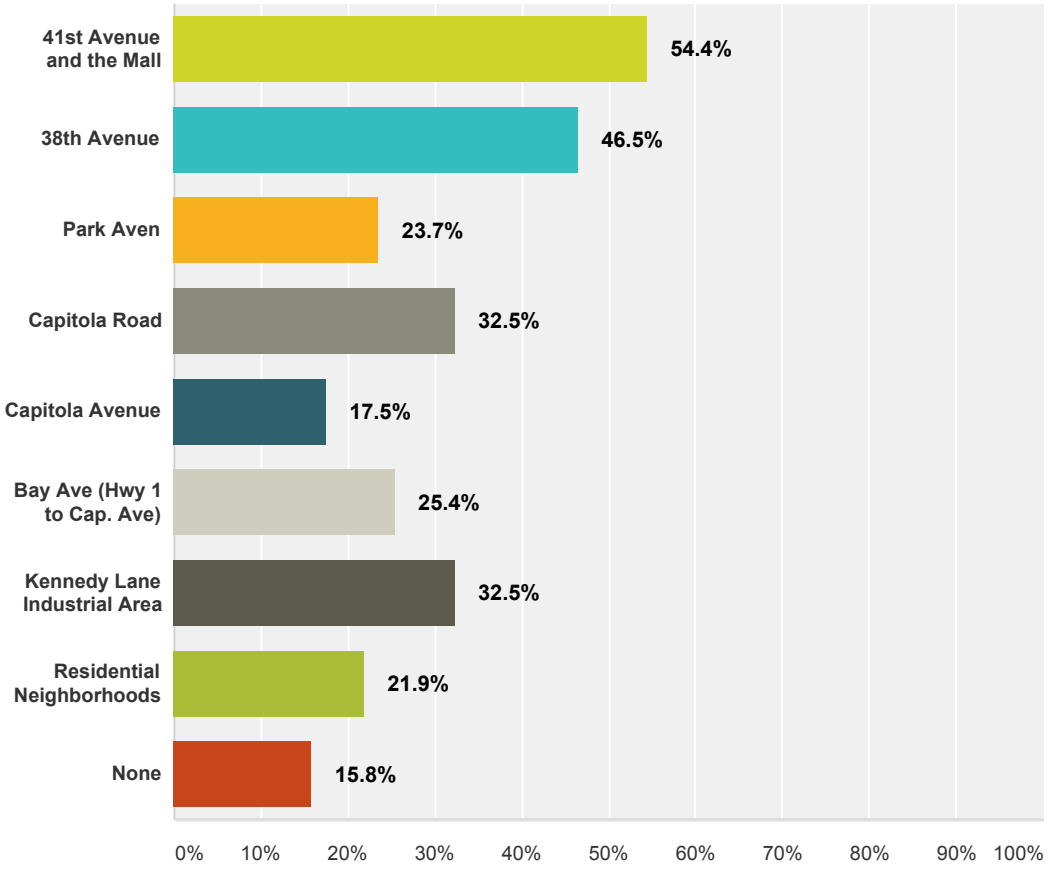
2	Mixed residential / commercial development	9/23/2014 1:58 PM
3	mixed use residential and retail	9/22/2014 11:18 PM
4	Outdoor /indoor high quality shopping mall with dining/entertainment options/opportunites and Beautiful landscaping! Beautiful landscaping all along 41st Avenue!	8/14/2014 1:23 PM
5	the new "art" along 41st ave was a waste of money	8/13/2014 1:59 PM
6	Smaller buses = jitneys moving deeper into neighborhoods so we can get to shopping, movies and back home in a reasonably short period of time	8/12/2014 2:26 PM
7	Public Art is an eye sore	8/12/2014 11:13 AM
8	I disagree with the concept that the FAR can supersede the zoning standards for the CC zone.	8/12/2014 10:59 AM
9	Hotel	8/12/2014 10:54 AM
10	no more affordable housing. already too much..and brings down the property value of us single home owners	8/12/2014 10:23 AM

Q11 Future growth is inevitable. The majority of developable land in Capitola has already been built upon. Future redevelopment to accomodate growth may come in the form of mixed-use, higher density land uses which are not compatible in all areas. Please check off all areas within Capitola that should be considered for future mixed-use and higher density land uses (Check all that apply):



#	Other (please specify)	Date
1	Growth on Bay at highway 1 will create immense traffic challenges so would be my last choice. Park avenue should be kept green. It is the only pretty entrance into Capitola.	8/13/2014 9:57 PM
2	Challange HCD's housing numbers	8/12/2014 11:29 AM
3	Maintain the transition between high density residential and commercial uses and the R1 neighborhoods.	8/12/2014 11:01 AM
4	Use existing vacant bldgs. i.e. Marie Callendars in Mall	8/12/2014 10:22 AM

Q12 One of the greatest Planning Challenges within Capitola is housing affordability. Please check off all areas within Capitola that should be considered for future multi-family, affordable housing developments (Check all that apply):



#	Other (please specify)	Date
1	Wharf Road Rispin Mansion	10/11/2014 2:36 PM
2	There should not be entire multi-family complexes that only have affordable units. A reasonable number of affordable units should be included within new multi-family developments wherever they are built. We should avoid creating pockets of affordable housing.	9/19/2014 5:00 PM
3	Let the free market decide	8/27/2014 1:26 PM
4	Spread affordable housing throughout the city by supporting small ADUs on individal lots rather than concentrating developments in specific areas.	8/19/2014 12:05 PM
5	Encourage and incent Multi family upgrades to enhance quality of life and encourage condo conversions to provide ownership opportunities	8/17/2014 7:53 PM
6	Please leave Depot Hill alone- no hotels!	8/14/2014 9:33 AM

7	None near mall or industrial areas.	8/13/2014 9:47 PM
8	There are other avenues available that allow for affordable housing through other resources but we should improve housing availability for seniors next to shopping and transportation corridors	8/13/2014 9:36 PM
9	The affordable housing issue is too complicated for this question. What about redoing some of the mobile home parks for higher density housing?	8/12/2014 11:41 AM
10	Challange HCD's housing numbers	8/12/2014 11:29 AM
11	Definitely not within existing neighborhoods!	8/12/2014 11:01 AM
12	too much. it is unattractive for tourists during the summer. it brings down our property values...i for one do not like being next to the Bay ave seniors as it is a lot of transients and exdruggies who ae moving in.	8/12/2014 10:25 AM
13	.	8/12/2014 10:22 AM

Q13 Please list any suggestions to improve the zoning code or general comments you would like addressed during the zoning code update.

#	Responses	Date
1	I oppose high density housing on Depot Hill. Its already to crowded.	10/14/2014 3:36 PM
2	Please allow multi-units that are intended to be rented - not just bought.	10/11/2014 8:41 PM
3	Historic Ordiance Bed and Breakfast locations Closure of the Esplanade during busy summer days Raise height limit in Village, R-1, and 41st ave Commercial Take Garages and decks out of R-1 square footage standards.	9/23/2014 2:02 PM
4	Kennedy Drive needs attention.	9/22/2014 11:26 PM
5	Improve announcement and participation of this survey to local residents. Thank you.	9/11/2014 3:18 PM
6	Stop downzoning multi-family lots to single family, and lock in centralized sites for multi-family with minimum density requirements.	8/30/2014 4:32 AM
7	Provide financial incentives for green building and traffic reduction. Look at what is being done in the SF Bay area (Cities of Mtn View, Sunnyvale, First Community Housing in San Jose, Transform in Oakland Green Trip Certification.	8/28/2014 9:05 AM
8	Add road signs for bicycles to obey stop signs same as cars do. Skateboards should follow rules of the road also.	8/28/2014 7:23 AM
9	Better notification process (distribution of notice, ease of understanding & a central web location for all permit activity and records) for the interested citizen, either for the directly affected person or just an interested citizen.	8/27/2014 10:44 PM
10	Continue to maintain current neighborhood character especially in residential areas as much as possible. Focus on making Capatola a pleasant place for residents and not placing tourist and visitor services services above residential services.	8/23/2014 9:25 AM
11	Eliminate inconsistent spot rezoning that allows parcels in residential neighborhoods to be rezoned as Planned Development for the purpose of meeting developers' needs for higher density projects that the parcel would not otherwise support under regular zoning restrictions. Ensure that all residential and commercial development is designed and built to high environmental standards to reduce water and energy consumption.	8/19/2014 12:05 PM
12	The existing codes adore working adequately except when planning tweets the code to "special" circumstances meaning special interests. There has too be flexibility for Capitola especially village and upper village for every property is unique!	8/18/2014 1:23 PM
13	Implement zoning violation codes and guildelines for residential and for front yard/driveway storage. Example, many cities in the Bay Area have code violations for such things as dead lawn/weeds over 12 inches, prohibitions for storage in front yard and driveway to keep areas nice and allows Police to enforce. OTHER: Add Graffiti hotline that is published to report graffiti. Give out graffiti cleaning kits like SC does.	8/17/2014 7:53 PM
14	Kennedy lane buts up on residential a terrible combo phase out the industrial convert to housing	8/17/2014 2:55 PM
15	please consider renewable energy or sustainable overlays. address solar access and view sheds; solar on historical buildings. love the idea of pocket parks. where is urban ag/community gardens in this discussion? esp near multi family housing.	8/16/2014 11:37 AM
16	Capitola needs to address community and public aesthetics, outdoor landscaping and building design and re-design! If we weren't so blessed with all the surrounding natural beauty, visitors and residents might be more cognizant of the funky, often run-down, dirty appearances of so many community spaces! There are numerous examples nationally of attractive low income or senior housing projects, even in Capitola i.e. Bay Ave low and moderate income housing! Resources need to be dedicated to residents and our local community vs. attracting development/hotels/housing developments! Also water saving and energy saving must be priorities!!!	8/14/2014 1:40 PM
17	Please go forward with the Rotary at the Bay/Capitola intersection!!!	8/14/2014 9:32 AM

18	Sound issues wherever you are considering higher density housing. Existing single family neighborhoods were not designed to have people living in the garage. The conversion of a garage to a residence produces unacceptable sound issues for the bordering properties.	8/14/2014 8:28 AM
19	Zoning should both reflect and support the primary use of each neighborhood and the mixed use of 41ave-38th street corridor. For example, the visitor serving property at the far end of Depot Hill conflicts with the primary nature of the residential neighborhood and should be changed to fit into the neighborhood.	8/13/2014 9:57 PM
20	Consistency with other city resources/plans.	8/13/2014 9:36 PM
21	To accommodate greater visitor traffic and city revenue, potential expansion of the rental districts for weekly rentals.	8/13/2014 4:27 PM
22	No increased density in R-1 neighborhoods. No relaxation of parking requirements anywhere in Capitola. To mitigate negative parking and privacy impacts on nearby neighbors, maintain high bar for any second or mother-in-law type units in residential areas including requiring dedicated off-street parking.	8/13/2014 2:27 PM
23	Capitola needs to contract with SC County Animal Services, or build and staff a Capitola Animal Shelter. The current way missing/lost/stray,etc pets are dealt with is so very, very wrong.	8/13/2014 2:02 PM
24	Future growth is not inevitable. When you are built out--STOP	8/13/2014 10:13 AM
25	Depot hill is single family residence with Monarch Cove And El Salto Resort. Please restrict development to remain small due to traffic issues and changes to our neighborhood. The butterfly habitat must be protected by the city and any proposed building should take this into account to maintain the character of our neighborhood	8/13/2014 9:56 AM
26	Maintain existing neighborhoods as they are. Do not allow development which will impact the safety and environment of existing neighborhoods. Improve streets, resurface and install better lighting. Build a parking structure and make the Village more pedestrian.	8/13/2014 7:08 AM
27	Limit Monarch Cove and Salto to current size - do not allow expansion or intensified use.	8/13/2014 5:20 AM
28	When you say "Future growth is inevitable", please consider that growth can -- and in my opinion -- be limited to maintain the quality of life in Capitola. Capitola does not need to build a lot more housing or a lot more stores or a lot more offices. Why accept "development money" if development is going to create more crowding and create more traffic problems? Capitola is already rather over built. Many residents, myself included, would like to see development slow down, see more green space, see more of a sense of community -- and less commercialism.	8/12/2014 10:47 PM
29	Keep maintenance [and improvement] of neighborhood character as our top priority	8/12/2014 9:24 PM
30	More public "square" type areas where people can come together including grass area, fountain etc. to give a European flair and accessable by public transit and bike. Closing off streets to through traffic to make walking and biking more enjoyable.	8/12/2014 5:06 PM
31	Code is needed by the City to stand up to cell phone and wireless providers, additional cell towers, distributed antenna systems, hidden sources or microwave radiation and public awareness of this technology on human health.	8/12/2014 3:59 PM
32	Require height ordinance for trees. The current height ordinance for buildings is 25 to 27 feet. Doesn't make sense to not require a height ordinance for trees. Look around!	8/12/2014 3:39 PM
33	Coastal Zone/Village Flood plain = village homes/businesses need to ante-up and either be prepared to relocate/move out of the Village or build some serious armouring	8/12/2014 2:29 PM
34	The City's existing ADU ordinance is too restrictive. Lot size and setbacks should be reduced, two story ADUs should be allowed by right and fees should be waived in exchange for affordability	8/12/2014 1:55 PM
35	Expand permit parking to include the McCormick neighborhood. It is closer to the village then the new parking lot.	8/12/2014 1:13 PM
36	make variances harder to obtain. you have to prove a hardship. to need more room due to family size is not a hardship.	8/12/2014 12:44 PM
37	Transit Oriented development with higher densities and mixed use in conjunction with metro bus stop improvements would alleviate some congestion. Any way the codes can be modified to encourage developers to accommodate and reward alternative transportation should be pursued as well. We can't build our way out of congestion!	8/12/2014 11:57 AM
38	If you wanted the survey to be meaningful you should have provide more information and maybe even a few examples.	8/12/2014 11:41 AM

39	It might be a good idea to allow for more small, commercial operations (except for car repair) in neighborhoods to allow for more entrepreneurship.	8/12/2014 11:41 AM
40	non-conforming uses should have a specific life	8/12/2014 11:16 AM
41	Clarity	8/12/2014 11:01 AM
42	one way streets on nearly all streets in Capitola Village, with the exception of Capitola road and Stockton st.	8/12/2014 10:58 AM
43	I FEEL MANY TIMES LESS IS REALLY MORE	8/12/2014 10:49 AM
44	Reduce minimum lot size to 4000 and that will promote affordable housing without the need for apartments. Pride of Ownership!	8/12/2014 10:30 AM