

City of Capitola Agenda

CITY COUNCIL

Mayor: Dennis Norton
Vice Mayor: Ed Bottorff
Council Members: Jacques Bertrand
Stephanie Harlan
Michael Termini
Treasurer: Christine McBroom



PLANNING COMMISSION

Chairperson: Linda Smith
Commissioners: Ed Newman
Gayle Ortiz
T. J. Welch
Susan Westman

SPECIAL JOINT MEETING CAPITOLA CITY COUNCIL/PLANNING COMMISSION

THURSDAY, APRIL 30, 2015

6:00 PM

**CITY HALL COUNCIL CHAMBERS
420 CAPITOLA AVENUE, CAPITOLA, CA 95010**

All matters listed on the Special Meeting of the Capitola City Council Agenda shall be considered as Public Hearings.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Council Members Stephanie Harlan, Ed Bottorff, Jacques Bertrand, Michael Termini and Mayor Dennis Norton

Planning Commissioners Ed Newman, Gayle Ortiz, T. J. Welch, Susan Westman, and Chairperson Linda Smith

2. PRESENTATIONS

All matters listed on the Special Meeting of the Capitola City Council Agenda shall be considered as Public Hearings.

A. Oath of Office Ceremony for newly appointed Planning Commissioner Susan Westman.

3. ADDITIONAL MATERIALS

Additional information submitted to the City Council after distribution of the agenda packet.

4. ADDITIONS AND DELETIONS TO AGENDA

CAPITOLA CITY COUNCIL/PLANNING COMMISSION SPECIAL JOINT MEETING
Thursday, April 30, 2015

5. PUBLIC COMMENT

Oral Communications allows time for members of the Public to address the City Council on any item not on the Agenda. Presentations will be limited to three minutes per speaker. Individuals may not speak more than once during Oral Communications. All speakers must address the entire legislative body and will not be permitted to engage in dialogue. All speakers are requested to print their name on the sign-in sheet located at the podium so that their name may be accurately recorded in the minutes. A MAXIMUM of 30 MINUTES is set aside for Oral Communications at this time.

6. CITY COUNCIL / PLANNING COMMISSION / STAFF COMMENTS

City Council Members/Planning Commission/Staff may comment on matters of a general nature or identify issues for staff response or future council consideration.

7. GENERAL GOVERNMENT / PUBLIC HEARINGS

General Government items are intended to provide an opportunity for public discussion of each item listed. The following procedure is followed for each General Government item: 1) Staff explanation; 2) Council questions; 3) Public comment; 4) Council deliberation; 5) Decision.

A. Receive presentation regarding the City of Capitola Zoning Code Update.

RECOMMENDED ACTION:

Receive presentation, discuss, and provide direction.

8. ADJOURNMENT

Note: Any person seeking to challenge a City Council decision made as a result of a proceeding in which, by law, a hearing is required to be given, evidence is required to be taken, and the discretion in the determination of facts is vested in the City Council, shall be required to commence that court action within ninety (90) days following the date on which the decision becomes final as provided in Code of Civil Procedure §1094.6. Please refer to code of Civil Procedure §1094.6 to determine how to calculate when a decision becomes “final.” Please be advised that in most instances the decision become “final” upon the City Council’s announcement of its decision at the completion of the public hearing. Failure to comply with this 90-day rule will preclude any person from challenging the City Council decision in court.

Notice regarding City Council: The Capitola City Council meets on the 2nd and 4th Thursday of each month at 7:00 p.m. (or in no event earlier than 6:00 p.m.), in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

Agenda and Agenda Packet Materials: The City Council Agenda and the complete Agenda Packet are available for review on the City’s website: www.cityofcapitola.org and at Capitola City Hall and at the Capitola Branch Library, 2005 Wharf Road, Capitola, on the Monday prior to the Thursday meeting. Agendas are also available at the Capitola Post Office located at 826 Bay Avenue, Capitola. Need more information? Contact the City Clerk’s office at 831-475-7300.

Agenda Materials Distributed after Distribution of the Agenda Packet: Pursuant to Government Code §54957.5, materials related to an agenda item submitted after distribution of the agenda packet are available for public inspection at the Reception Office at City Hall, 420 Capitola Avenue, Capitola, California, during normal business hours.

Americans with Disabilities Act: Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodations to participate in the meeting due to a disability, please contact the City Clerk’s office at least 24-hours in advance of the meeting at 831-475-7300. In an effort to

CAPITOLA CITY COUNCIL/PLANNING COMMISSION SPECIAL JOINT MEETING
Thursday, April 30, 2015

accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

Televised Meetings: City Council meetings are cablecast “Live” on Charter Communications Cable TV Channel 8 and are recorded to be rebroadcasted at 8:00 a.m. on the Wednesday following the meetings and at 1:00 p.m. on Saturday following the first rebroadcast on Community Television of Santa Cruz County (Charter Channel 71 and Comcast Channel 25). Meetings are streamed “Live” on the City’s website at www.cityofcapitola.org by clicking on the Home Page link “**Meeting Video**”. Archived meetings can be viewed from the website at anytime.

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PLANNING COMMISSION / CITY COUNCIL SPECIAL JOINT MEETING AGENDA REPORT

MEETING OF APRIL 30, 2015

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
SUBJECT: ZONING CODE UPDATE – ISSUES AND OPTIONS JOINT KICK-OFF MEETING

RECOMMENDED ACTION: Accept the presentation and discuss the Zoning Code Update.

BACKGROUND: The City of Capitola adopted the General Plan Update on June 26, 2014. State law requires the City's Zoning Code and Local Coastal Plan (LCP) to be consistent with the General Plan. Following the adoption of the new General Plan, staff turned its focus to the Zoning Code Update and initiated public outreach efforts. To date, staff has held multiple focus group meetings, one-on-one discussions with residents and stakeholders, and conducted a public survey aimed at identifying issues with the current Code and opportunities for improvement. Staff has compiled all public comments into a master issues list and drafted an Issues and Options Report which was distributed to the Planning Commission on March 5, 2015, and City Council on March 12, 2015.

The Planning Commission and City Council approved a schedule for the review of Issues and Options at their April 2, 2015, and April 9, 2015, meetings, respectively. The special meetings schedule is included at the end of this staff report.

DISCUSSION: Members of the Planning Commission and City Council expressed a desire to hold a Special Joint Planning Commission/City Council Meeting during the Zoning Code Update. The purpose of this meeting is to kick-off the Issues and Options review, discuss the review process, and receive the preliminary findings of the survey. The Planning Commission and City Council may also choose to discuss their overarching philosophies related to level of review for applications, issue and time management, etc.

The Issues and Options Report is intended to serve as a guide to facilitate policy discussions of issues identified during the public outreach process. Accordingly, staff is seeking high-level policy direction from the Planning Commission and City Council with the goal of resolving many issues prior to drafting the new Zoning Code.

It is important to note staff is not seeking direction on specific Code language or detailed standards at this time. Following the Issues and Options review, staff and their consultants will prepare a draft Zoning Code which will be presented to the Planning Commission and City Council for review. It is anticipated that a more detailed analysis and discussion of Code language and specific development standards will occur during the review of the draft Zoning Code.

Staff recognizes that achieving unanimous consensus on many issues is highly unlikely. Consequently, and in the interest of maintaining the project schedule, it will be essential to efficiently regulate the time dedicated to discussing each issue and to provide direction to staff through a majority vote. Moreover, if specific issues prove to be particularly challenging to resolve at this juncture, the Planning Commission and/or the City Council may provide preliminary direction to staff with the understanding that additional discussion and debate on the issue will occur during review of the draft Zoning Code.

Preliminary findings from Survey. Staff circulated a survey of all 18 issues and the proposed options to the Planning Commission and City Council to gauge the perspectives of both boards and possibly narrow the range of issues. During the meeting, staff will present the highlights of the survey results. Two issues that staff found clear direction on the preferred options are Issue 7 (Signs) and Issue 14 (Environmental and Hazard Overlays). The presentation will conclude with a discussion on the direction related to these two issues with the goal of removing those issues from the review schedule. (Attachment 1: Survey Results)

Item #: 7.A. Staff Report.pdf

AGENDA STAFF REPORT APRIL 30, 2015
SPECIAL JOINT PLANNING COMMISSION/CITY COUNCIL HEARING

SCHEDULE

May 18, 2015

Issue 1
Issue 2

Planning Commission

Protecting the Unique Qualities of Residential Neighborhoods
Maintaining and Enhancing the Village Character

May 21, 2015

Issue 16
Issue 17
Issue 4

Planning Commission

Height
Floor Area Ratio
Protecting Retail Vitality on 41st Avenue

June 15, 2015

Issue 3
Issue 5
Issue 7

Planning Commission

Accommodating High-Quality Development on 41st Avenue
Parking: Required Number, Village Hotel, Reductions, Efficiency, and Garages
Signs: Threshold for Review and Tailored Standards (potential for early resolution and removal from schedule)

June 22, 2015

Issue 6
Issue 9
Issue 10
Issue 14

Planning Commission

Historic Preservation
Secondary Dwelling Units
Permits and Approvals
Environmental and Hazards Overlays (potential for early resolution and removal from schedule)

July 20, 2015

Issue 11
Issue 12
Issue 13

Planning Commission

Architecture and Site Review: Authority of Committee, Timing of Review, and Composition of Committee
Design Permits: When Required, Review Authority, and Considerations for Approval
Planned Development

July 30, 2015

Issue 8
Issue 15
Issue 18

Planning Commission

Non-Conforming Uses: Calculations of Structural, Historic Structures, and Amortization in R-1 Zone
Visitor Serving in Depot Hill
City Council Appeals

Next Steps

After receiving direction on all 18 issues, the new Zoning Code and CEQA document will be drafted for Planning Commission and City Council review. This step is estimated to take approximately two to three months. The document will be published and available for public review for an additional one month. The draft Ordinance will then return to the Planning Commission for review and recommendation. The City Council will conclude the process with the final review and adoption. Upon adoption, the update of the Local Coastal Program will begin.

ATTACHMENTS

1. Survey Results

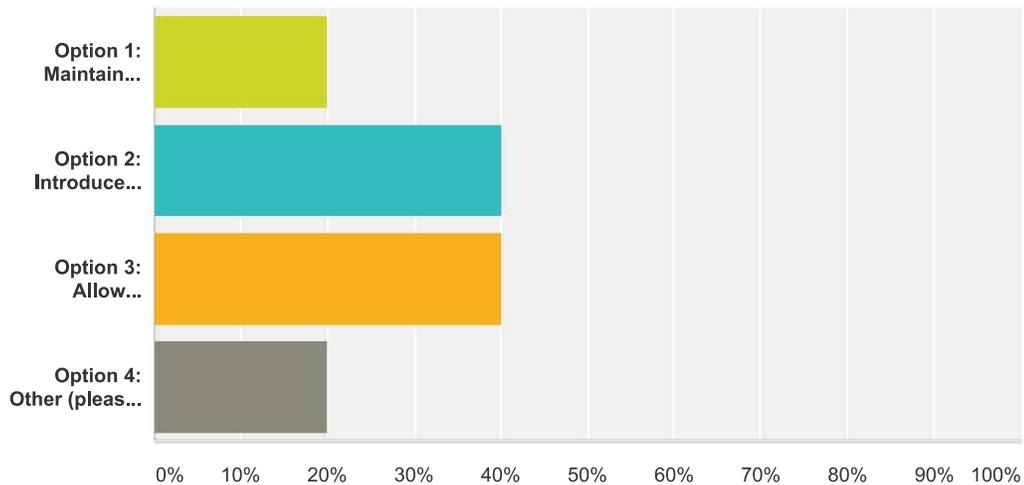
Report Prepared By: Katie Cattan
Senior Planner

Reviewed and Forwarded
By City Manager: 

Q2 ISSUE 1: Protecting the Unique Qualities of Residential Neighborhoods

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



Answer Choices	Responses
Option 1: Maintain existing R-1 standards for all neighborhoods. With this option the Zoning Code would retain its existing R-1 standards that apply to all residential neighborhoods. Some specific standards may be modified to better meet the needs of property owners and address neighborhood concerns. After the future preparation of residential design guidelines, reference to these guidelines could be added to the R-1 chapter or to the findings required for approval of a Design Permit.	20.00% 1
Option 2: Introduce tailored development standards for individual residential neighborhood. With this option the Zoning Code would identify the various neighborhoods within Capitola and identify the character-defining attributes of each area. The zoning code would establish standards for each of the residential neighborhoods that encourage the individual attributes and patterns within a neighborhood. The neighborhoods may be delineated through different residential base zones (e.g., R-1, R-2) or through overlay zones similar to residential overlay in the Village zone.	40.00% 2
Option 3: Allow case-by-case deviations to R-1 standards. With this option a single set of standards would remain for the R-1 zone, but the Planning Commission could allow for deviations to these standards on a case-by-case basis. This would be a different process from a variance, with different findings required for approval. Standards subject to allowable deviation could include building height, setbacks, second story stepbacks, garage and parking design, and floor area ratio. To approve, the Planning Commission would need to find that the deviation reflects the prevailing character in neighborhood and won't negatively impact adjacent properties. A maximum allowable deviation could also be established (e.g., 15 percent maximum deviation from standard), and deviations could be allowed only in certain locations.	40.00% 2
Option 4: Other (please specify)	20.00% 1
Total Respondents: 5	

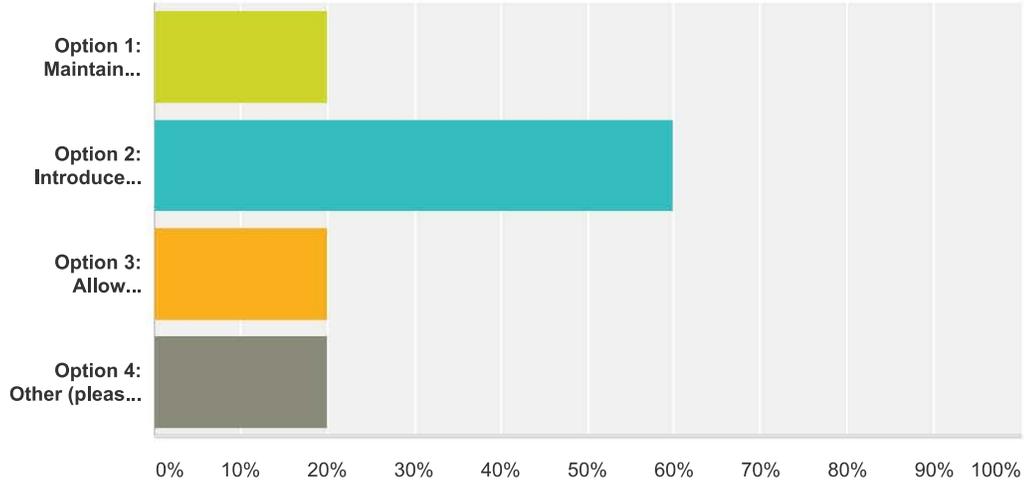
#	Option 4: Other (please specify)	Date
1	Combination of 4 and Three (Allow for deviation in design and standards that do not impact neighbors)	4/23/2015 11:32 AM

Item #: 7.A. Attach 1.pdf

Q2 ISSUE 1: Protecting the Unique Qualities of Residential Neighborhoods

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



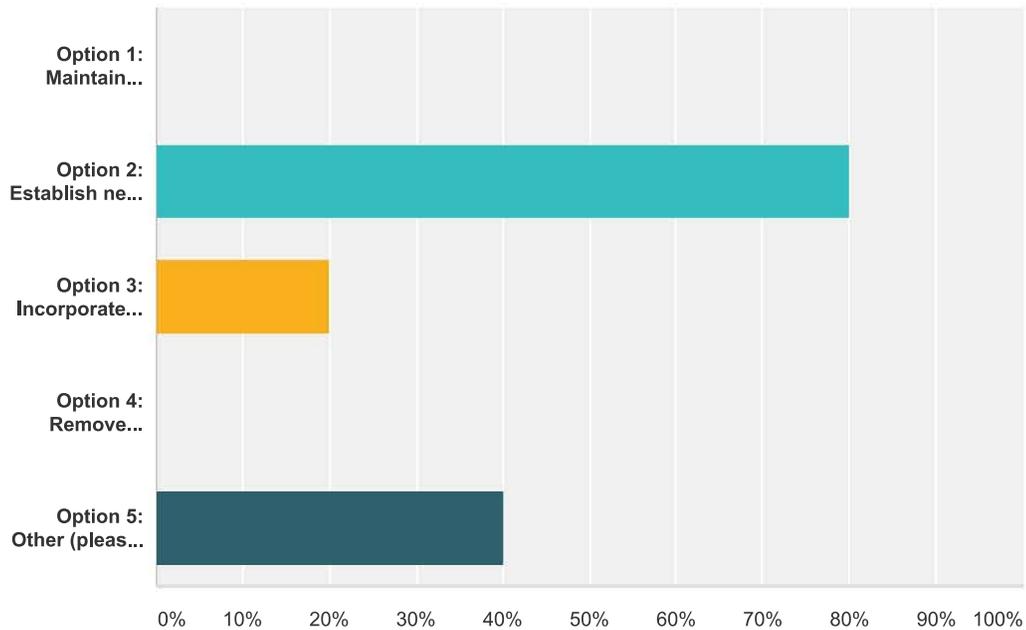
Answer Choices	Responses
Option 1: Maintain existing R-1 standards for all neighborhoods. With this option the Zoning Code would retain its existing R-1 standards that apply to all residential neighborhoods. Some specific standards may be modified to better meet the needs of property owners and address neighborhood concerns. After the future preparation of residential design guidelines, reference to these guidelines could be added to the R-1 chapter or to the findings required for approval of a Design Permit.	20.00% 1
Option 2: Introduce tailored development standards for individual residential neighborhood. With this option the Zoning Code would identify the various neighborhoods within Capitola and identify the character-defining attributes of each area. The zoning code would establish standards for each of the residential neighborhoods that encourage the individual attributes and patterns within a neighborhood. The neighborhoods may be delineated through different residential base zones (e.g., R-1, R-2) or through overlay zones similar to residential overlay in the Village zone.	60.00% 3
Option 3: Allow case-by-case deviations to R-1 standards. With this option a single set of standards would remain for the R-1 zone, but the Planning Commission could allow for deviations to these standards on a case-by-case basis. This would be a different process from a variance, with different findings required for approval. Standards subject to allowable deviation could include building height, setbacks, second story stepbacks, garage and parking design, and floor area ratio. To approve, the Planning Commission would need to find that the deviation reflects the prevailing character in neighborhood and won't negatively impact adjacent properties. A maximum allowable deviation could also be established (e.g., 15 percent maximum deviation from standard), and deviations could be allowed only in certain locations.	20.00% 1
Option 4: Other (please specify)	20.00% 1
Total Respondents: 5	

#	Option 4: Other (please specify)	Date
1	It is possible that a change in height regulations may be appropriate after the design regulations have been developed.	4/16/2015 8:21 AM

Q3 ISSUE 2: Maintaining and Enhancing the Village Character (Page 8)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



Answer Choices	Responses
Option 1: Maintain existing standards with advisory design guidelines. In this option, the standards of the Central Village would remain as they are today. We would clarify that the Guidelines are advisory, not mandatory.	0.00% 0
Option 2: Establish new building form and character standards. The Zoning Code could establish mandatory site and building standards to maintain and enhance the Village character. These would apply to non-residential and mixed-use development. New standards could address the following design concepts: <ul style="list-style-type: none"> Maximum setbacks to keep buildings and their entrances close to the sidewalk. Permitted treatment of setback areas (e.g., plazas and landscaping, no parking). Minimum building width at street edge (defined as percentage of lot width) to maintain a continuous presence of storefronts. Buildings oriented towards a public street with a primary entrance directly accessible from the sidewalk. Maximum length of unarticulated/blank building walls. Required storefront transparency (percentage clear glass). Maximum building/storefront width (require larger buildings to be broken down into a pedestrian-scale rhythm with individual building bay widths). Surface parking location (at rear or side of buildings, not between a building and a street-facing property line). Frequency and width of driveways crossing sidewalks. Requirements or incentives for residential front porches. 	80.00% 4
Option 3: Incorporate design guidelines as standards in the Zoning Code. Design "guidelines" for residential overlays that are expressed as mandatory "shall" statements would be incorporated into the Zoning Code as new standards. These guidelines can be found on pages 12 and 13 of the Design Guidelines. Guidelines would be modified as needed to protect and enhance the design character of these areas.	20.00% 1
Option 4: Remove reference to Central Village Design Guidelines. This modification would require applicants to follow the development standards in the code without any guidance from the guidelines. The guidelines would be repealed during the zoning code update. The reference could be reintroduced after the City prepared updated design guidelines for the Village.	0.00% 0
Option 5: Other (please specify)	40.00% 2
Total Respondents: 5	

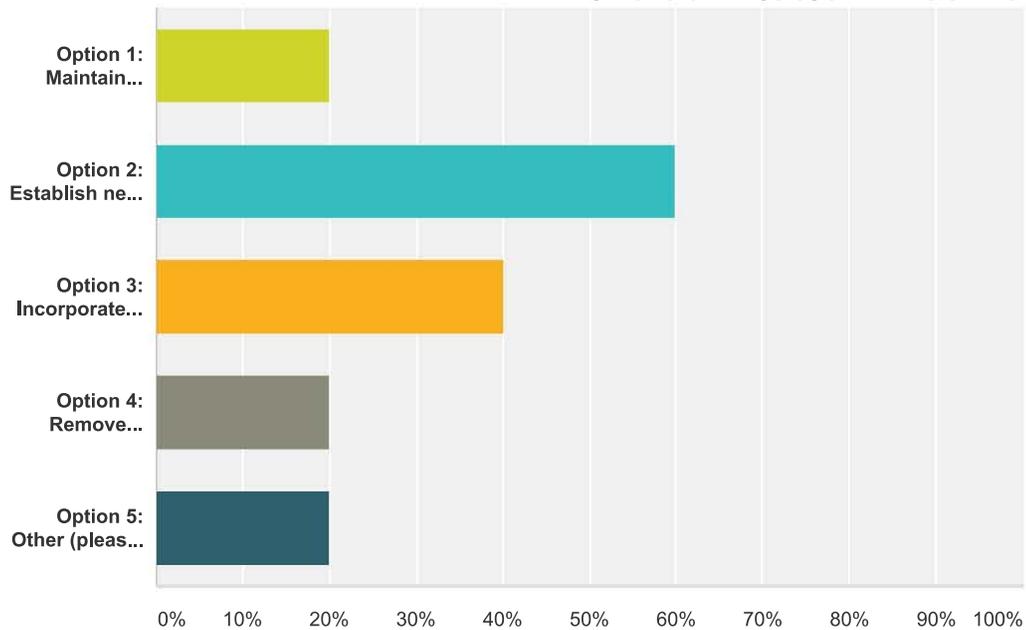
#	Option 5: Other (please specify)	Date
1	I like the flexibility of O3 & including considerations listed in O2	4/23/2015 4:35 PM
2	skipped	4/23/2015 9:50 AM

Item #: 7.A. Attach 1.pdf

Q3 ISSUE 2: Maintaining and Enhancing the Village Character (Page 8)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



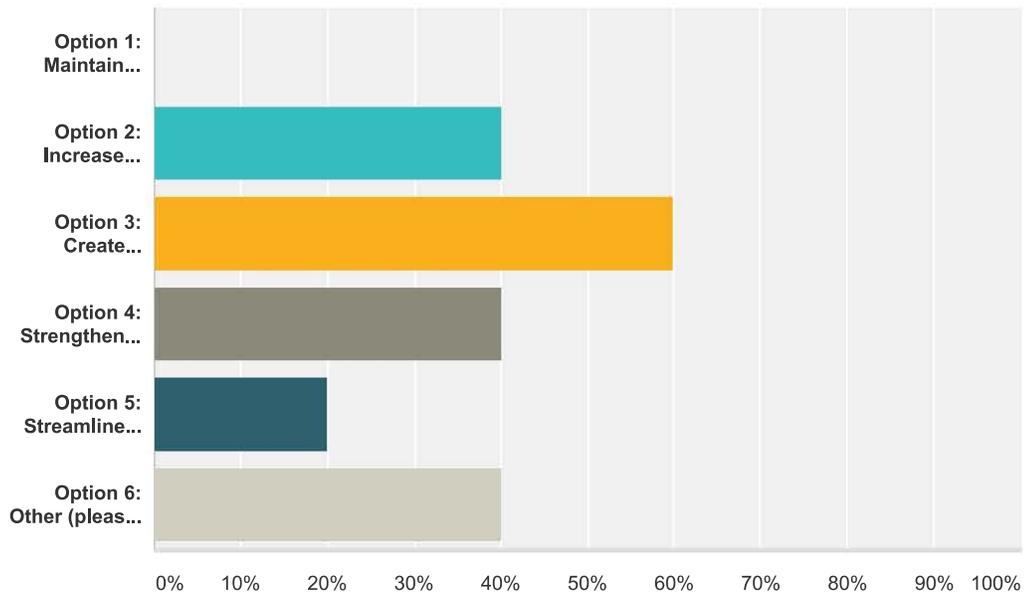
Answer Choices	Responses
Option 1: Maintain existing standards with advisory design guidelines. In this option, the standards of the Central Village would remain as they are today. We would clarify that the Guidelines are advisory, not mandatory.	20.00% 1
Option 2: Establish new building form and character standards. The Zoning Code could establish mandatory site and building standards to maintain and enhance the Village character. These would apply to non-residential and mixed-use development. New standards could address the following design concepts: <ul style="list-style-type: none"> Maximum setbacks to keep buildings and their entrances close to the sidewalk. Permitted treatment of setback areas (e.g., plazas and landscaping, no parking). Minimum building width at street edge (defined as percentage of lot width) to maintain a continuous presence of storefronts. Buildings oriented towards a public street with a primary entrance directly accessible from the sidewalk. Maximum length of unarticulated/blank building walls. Required storefront transparency (percentage clear glass). Maximum building/storefront width (require larger buildings to be broken down into a pedestrian-scale rhythm with individual building bay widths). Surface parking location (at rear or side of buildings, not between a building and a street-facing property line). Frequency and width of driveways crossing sidewalks. Requirements or incentives for residential front porches. 	60.00% 3
Option 3: Incorporate design guidelines as standards in the Zoning Code. Design "guidelines" for residential overlays that are expressed as mandatory "shall" statements would be incorporated into the Zoning Code as new standards. These guidelines can be found on pages 12 and 13 of the Design Guidelines. Guidelines would be modified as needed to protect and enhance the design character of these areas.	40.00% 2
Option 4: Remove reference to Central Village Design Guidelines. This modification would require applicants to follow the development standards in the code without any guidance from the guidelines. The guidelines would be repealed during the zoning code update. The reference could be reintroduced after the City prepared updated design guidelines for the Village.	20.00% 1
Option 5: Other (please specify)	20.00% 1
Total Respondents: 5	

#	Option 5: Other (please specify)	Date
1	Some modification to the mandatory statements such as item E.1	4/22/2015 8:19 AM

Q4 ISSUE 3: Accommodating High-Quality Development on 41st Avenue (Page 10)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



Answer Choices	Responses
Option 1: Maintain Existing Regulations.	0.00% 0
Option 2: Increase Parking Flexibility. Existing off-street parking requirements for individual land uses and properties could prevent the type of development and improvements envisioned by the General Plan. Allowing for shared parking, mixed use reductions, and a more district-based approach to parking would help to remove this barrier. Specific methods to introduce increased parking flexibility are addressed in Issue #5.	40.00% 2
Option 3: Create incentives for desired improvements. The General Plan allows for increased floor area ratio (FAR) for certain types of projects on 41st Avenue. The Zoning Code could build from this concept by offering incentives for project that include community benefits such as new public gathering places and entertainment uses. Incentives could include additional FAR, flexibility on development standards such as height and parking, and a streamlined permitting process. Allowed FAR with an incentive-based bonus would always be within the maximum established in the General Plan. The existing Planned Development provisions (Chapter 17.39) is another tool that allows deviations from development standards. This option is further discussed within Issue #13.	60.00% 3
Option 4: Strengthen connection to 41st Avenue Design Guidelines. The existing Design Guidelines for 41st Avenue are in many ways consistent with the General Plan. The updated Zoning Code could strengthen the connection to this document by requiring the Planning Commission to find proposed projects consistent with the Guidelines when approving Design Permits. The City will update the Design Guidelines to better reflect the vision and goals for the corridor following adoption of the new Zoning Code.	40.00% 2
Option 5: Streamline Permitting Process. The City currently requires Design Permits for new tenants in commercial zones, and a Conditional Use Permit for many types of uses. This requirement can discourage small scale and incremental improvements to properties necessary for long-term vitality. As discussed in Issue #10 and #12, the updated zoning code could streamline the permitting process for certain types of projects to encourage new investment on the corridor.	20.00% 1
Option 6: Other (please specify)	40.00% 2
Total Respondents: 5	

#	Option 6: Other (please specify)	Date
1	Make the code consistent & provide incentives for improvements in the best interest of the City.	4/23/2015 4:38 PM

Item #: 7.A. Attach 1.pdf

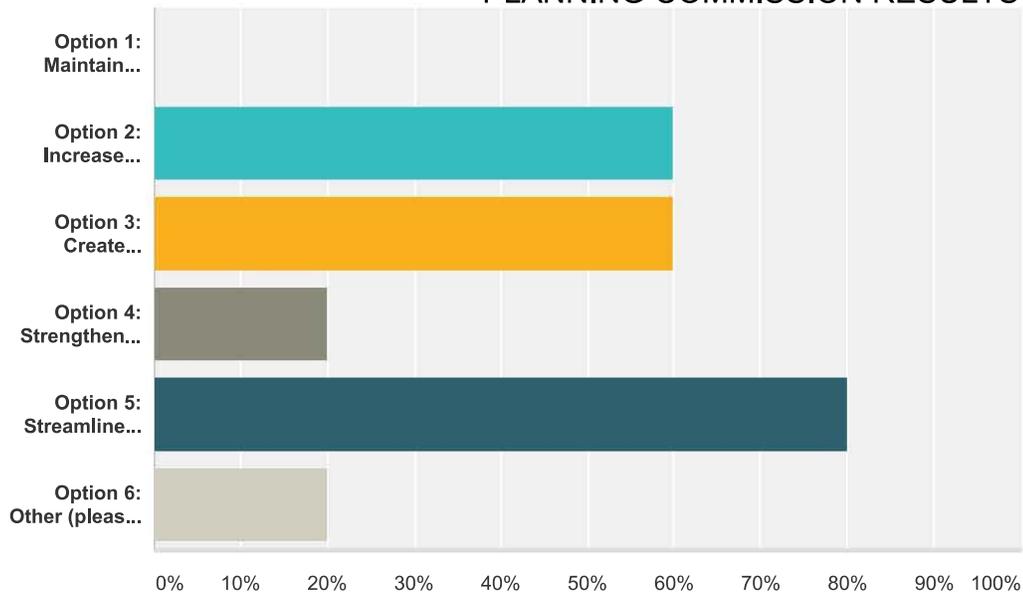
CITY COUNCIL RESULTS

2	Allow the use PD standards of smaller lots, exceptions to the parking standards	4/23/2015 11:36 AM
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Q4 ISSUE 3: Accommodating High-Quality Development on 41st Avenue (Page 10)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices	Responses
Option 1: Maintain Existing Regulations.	0.00% 0
Option 2: Increase Parking Flexibility. Existing off-street parking requirements for individual land uses and properties could prevent the type of development and improvements envisioned by the General Plan. Allowing for shared parking, mixed use reductions, and a more district-based approach to parking would help to remove this barrier. Specific methods to introduce increased parking flexibility are addressed in Issue #5.	60.00% 3
Option 3: Create incentives for desired improvements. The General Plan allows for increased floor area ratio (FAR) for certain types of projects on 41st Avenue. The Zoning Code could build from this concept by offering incentives for project that include community benefits such as new public gathering places and entertainment uses. Incentives could include additional FAR, flexibility on development standards such as height and parking, and a streamlined permitting process. Allowed FAR with an incentive-based bonus would always be within the maximum established in the General Plan. The existing Planned Development provisions (Chapter 17.39) is another tool that allows deviations from development standards. This option is further discussed within Issue #13.	60.00% 3
Option 4: Strengthen connection to 41st Avenue Design Guidelines. The existing Design Guidelines for 41st Avenue are in many ways consistent with the General Plan. The updated Zoning Code could strengthen the connection to this document by requiring the Planning Commission to find proposed projects consistent with the Guidelines when approving Design Permits. The City will update the Design Guidelines to better reflect the vision and goals for the corridor following adoption of the new Zoning Code.	20.00% 1
Option 5: Streamline Permitting Process. The City currently requires Design Permits for new tenants in commercial zones, and a Conditional Use Permit for many types of uses. This requirement can discourage small scale and incremental improvements to properties necessary for long-term vitality. As discussed in Issue #10 and #12, the updated zoning code could streamline the permitting process for certain types of projects to encourage new investment on the corridor.	80.00% 4
Option 6: Other (please specify)	20.00% 1
Total Respondents: 5	

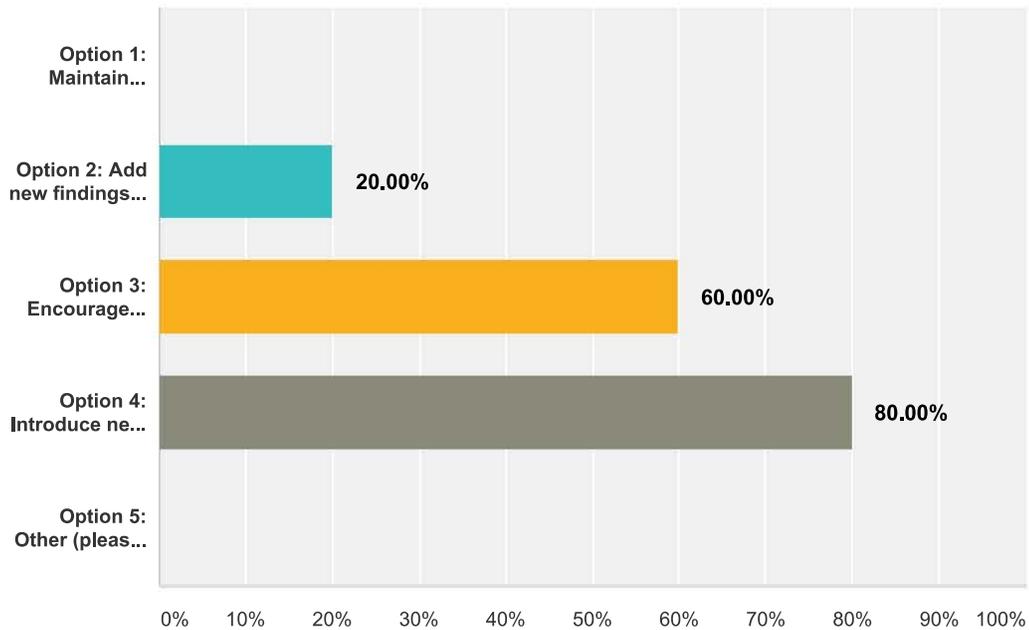
#	Option 6: Other (please specify)	Date
1	I could agree to option 5 if it were clearly stated as to which type of small scale improvements were allowable	4/18/2015 6:18 PM

Item #: 7.A. Attach 1.pdf

Q5 ISSUE 4: Protecting Retail Vitality on 41st Avenue (Page 11)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



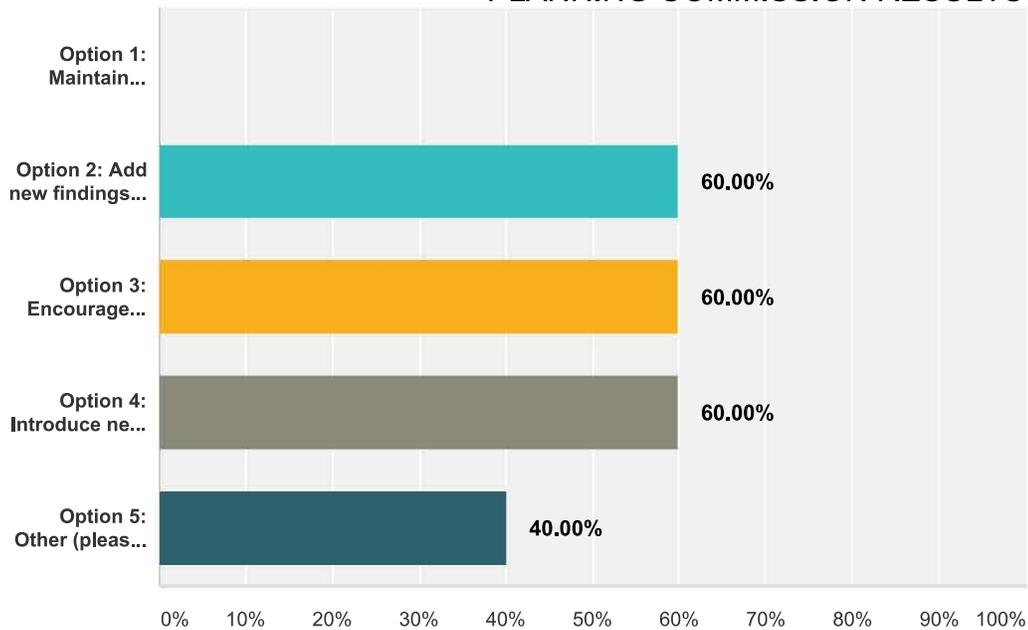
Answer Choices	Responses
Option 1: Maintain existing regulations.	0.00% 0
Option 2: Add new findings for professional and medical office uses. The updated zoning code could include new findings required to approve office and other non-retail uses in the CC zone. For example, to approve such a use the Planning Commission would have to find that the proposed use would not detract from the economic viability of the district and/or shopping center where it is located. The applicant would be required to demonstrate to the Planning Commission's satisfaction that this finding can be made. The requirement to make this or similar findings could apply throughout the CC zone, or just in specific locations where the City wishes to maintain a high concentration of retail and personal service uses.	20.00% 1
Option 3: Encourage professional and medical office uses in certain locations. The updated zoning code could make it easier to establish professional and medical office uses in certain locations, thus discouraging these uses in prime retail areas. For example, the zoning code could allow office uses by-right in tenant spaces that do not have a visible presence from 41st Avenue, Capitola Road, or Clares Street or that are on upper floors of a building. This could be a form of "vertical zoning" to incentivize the establishment of office uses in desirable locations. The updated zoning code could also use new overlay zones to identify locations where professional and medical offices are allowed by-right without a conditional use permit. The zoning code would also establish new design and operational standards for office uses allowed by-right to ensure neighborhood compatibility.	60.00% 3
Option 4: Introduce new limitations for professional and medical office uses. Cities often use zoning regulations to limit the concentration of land uses in certain areas. For example, the Capitola zoning code could state that medical office is limited to 20 percent of each multi-tenant building or shopping center in certain locations. Or the zoning code could establish a total cap on the number of medical office uses or a minimum separation standard for these uses. These limitations could be absolute (cannot be exceeded under any circumstance) or the Planning Commission could allow for exceptions in special circumstances on a case-by-case basis.	80.00% 4
Option 5: Other (please specify)	0.00% 0
Total Respondents: 5	

#	Option 5: Other (please specify)	Date
	There are no responses.	

Q5 ISSUE 4: Protecting Retail Vitality on 41st Avenue (Page 11)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices	Responses
Option 1: Maintain existing regulations.	0.00% 0
Option 2: Add new findings for professional and medical office uses. The updated zoning code could include new findings required to approve office and other non-retail uses in the CC zone. For example, to approve such a use the Planning Commission would have to find that the proposed use would not detract from the economic viability of the district and/or shopping center where it is located. The applicant would be required to demonstrate to the Planning Commission's satisfaction that this finding can be made. The requirement to make this or similar findings could apply throughout the CC zone, or just in specific locations where the City wishes to maintain a high concentration of retail and personal service uses.	60.00% 3
Option 3: Encourage professional and medical office uses in certain locations. The updated zoning code could make it easier to establish professional and medical office uses in certain locations, thus discouraging these uses in prime retail areas. For example, the zoning code could allow office uses by-right in tenant spaces that do not have a visible presence from 41st Avenue, Capitola Road, or Clares Street or that are on upper floors of a building. This could be a form of "vertical zoning" to incentivize the establishment of office uses in desirable locations. The updated zoning code could also use new overlay zones to identify locations where professional and medical offices are allowed by-right without a conditional use permit. The zoning code would also establish new design and operational standards for office uses allowed by-right to ensure neighborhood compatibility.	60.00% 3
Option 4: Introduce new limitations for professional and medical office uses. Cities often use zoning regulations to limit the concentration of land uses in certain areas. For example, the Capitola zoning code could state that medical office is limited to 20 percent of each multi-tenant building or shopping center in certain locations. Or the zoning code could establish a total cap on the number of medical office uses or a minimum separation standard for these uses. These limitations could be absolute (cannot be exceed under any circumstance) or the Planning Commission could allow for exceptions in special circumstances on a case-by-case basis.	60.00% 3
Option 5: Other (please specify)	40.00% 2
Total Respondents: 5	

#	Option 5: Other (please specify)	Date
1	Combine options 2,3,&4	4/22/2015 8:38 AM

Item #: 7.A. Attach 1.pdf

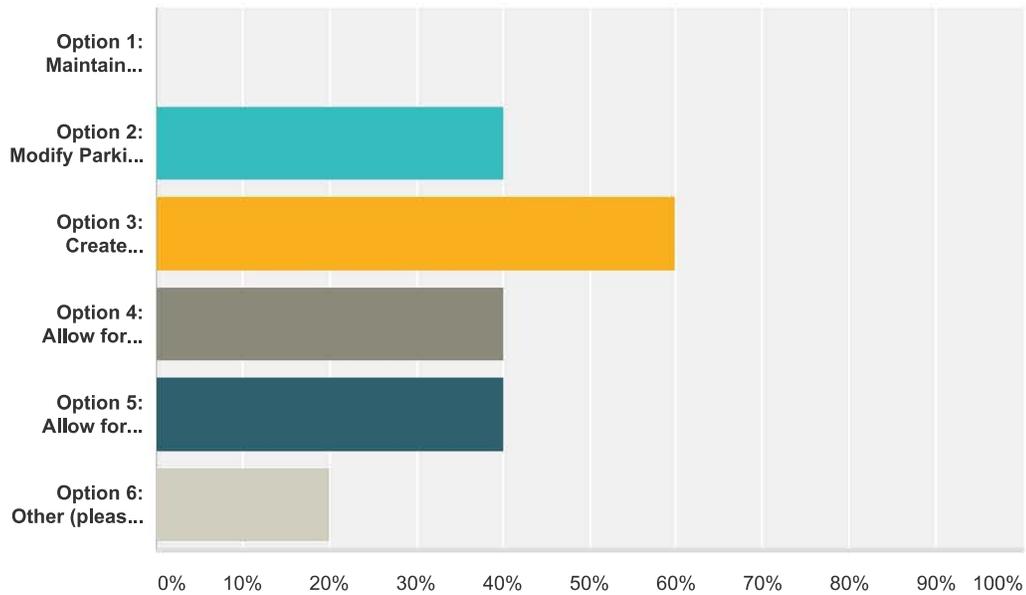
PLANNING COMMISSION RESULTS

2	I favor options that follow proven standards for the best mixed use. There must be data on this. It would be helpful to know what similar cities are doing.	4/18/2015 6:18 PM
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Q6 Issue #5A: Number of Required Parking Spaces (Page 13)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



Answer Choices	Responses
Option 1: Maintain Existing Requirement.	0.00% 0
Option 2: Modify Parking Requirements for Certain Land Uses in All Areas. The updated Zoning Code could modify parking requirements for certain land uses in all areas of the City. Parking requirements could be modified for: <ul style="list-style-type: none"> Restaurants, potentially reducing the parking requirement (currently 1 space/60 sf). Take-out food establishments, eliminating the need for seat counting Single-family homes, creating one standard regardless of size Multi-family homes, allowing reduced parking requirements for small units 	40.00% 2
Option 3: Create Location-Based Parking Standards. The updated Zoning Code could establish different parking requirements depending on the location. For example, parking requirements in the Village could be different from on 41st Avenue, reflecting that more people walk to destinations in the Village from their homes or lodging or park once in or near to the Village and walk to multiple destinations during their visit. This approach could apply only to certain land uses, such as restaurants, or to all uses.	60.00% 3
Option 4: Allow for reductions with Planning Commission approval. The updated Zoning Code could allow for reductions in the number of required parking spaces as suggested in General Plan Policy MO-5.3. Reductions would need to be approached carefully to avoid spillover parking impacts on neighborhoods. All reductions would be approved by Planning Commission after making special findings. Possible reductions include the following: <ul style="list-style-type: none"> Low Demand. The number of parking spaces could be reduced if the land use would not utilize the required number of spaces due to the nature of the specific use, as demonstrated by a parking demand study. Transportation Demand Management Plans. The # of parking spaces could be reduced if the project applicant prepares and implements a Transportation Demand Management Plan to reduce the demand for off-street parking spaces by encouraging the use of transit, ridesharing, biking, walking, or travel outside of peak hours. Bus Stop/Transportation Facility Credit. The number of parking spaces could be reduced for commercial or multiple-family development projects in close proximity of a bus stop. Mixed-Use Projects. A mixed-use project with commercial and residential units could reduce parking requirements for commercial and office uses. 	40.00% 2
Option 5: Allow for reductions By-Right. Similar to Option 2, except that a project could receive a reduction by-right (without Planning Commission approval) provided that it complies with objective standards.	40.00% 2
Option 6: Other (please specify)	20.00% 1
Total Respondents: 5	

#	Option 6: Other (please specify)	Date

Item #: 7.A. Attach 1.pdf

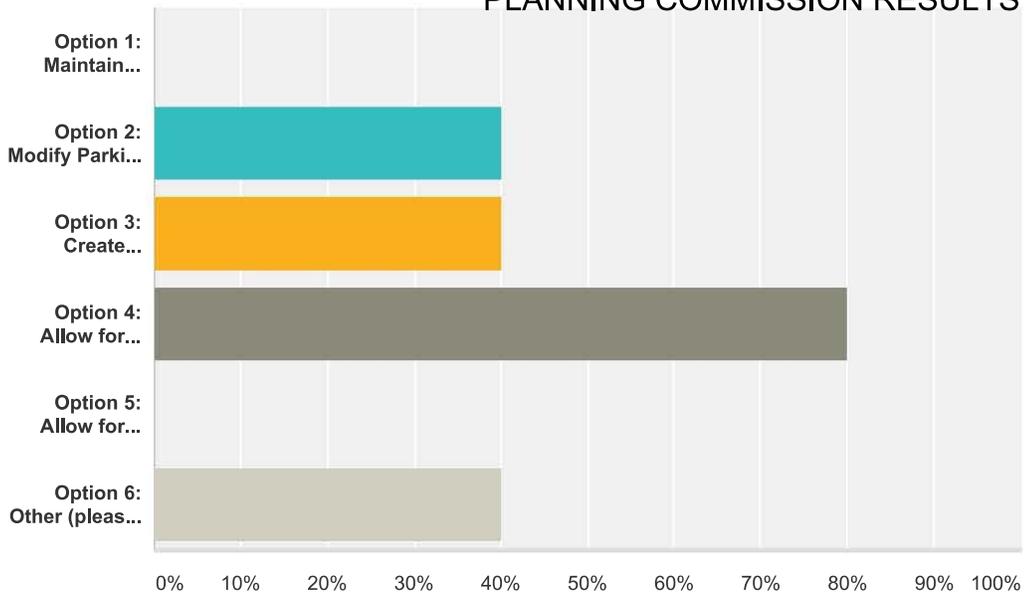
CITY COUNCIL RESULTS

1	I like the location specific approach of O3 & the rational provided by O4	4/23/2015 4:41 PM
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Q6 Issue #5A: Number of Required Parking Spaces (Page 13)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices	Responses
Option 1: Maintain Existing Requirement.	0.00% 0
Option 2: Modify Parking Requirements for Certain Land Uses in All Areas. The updated Zoning Code could modify parking requirements for certain land uses in all areas of the City. Parking requirements could be modified for: <ul style="list-style-type: none"> Restaurants, potentially reducing the parking requirement (currently 1 space/60 sf). Take-out food establishments, eliminating the need for seat counting Single-family homes, creating one standard regardless of size Multi-family homes, allowing reduced parking requirements for small units 	40.00% 2
Option 3: Create Location-Based Parking Standards. The updated Zoning Code could establish different parking requirements depending on the location. For example, parking requirements in the Village could be different from on 41st Avenue, reflecting that more people walk to destinations in the Village from their homes or lodging or park once in or near to the Village and walk to multiple destinations during their visit. This approach could apply only to certain land uses, such as restaurants, or to all uses.	40.00% 2
Option 4: Allow for reductions with Planning Commission approval. The updated Zoning Code could allow for reductions in the number of required parking spaces as suggested in General Plan Policy MO-5.3. Reductions would need to be approached carefully to avoid spillover parking impacts on neighborhoods. All reductions would be approved by Planning Commission after making special findings. Possible reductions include the following: <ul style="list-style-type: none"> Low Demand. The number of parking spaces could be reduced if the land use would not utilize the required number of spaces due to the nature of the specific use, as demonstrated by a parking demand study. Transportation Demand Management Plans. The # of parking spaces could be reduced if the project applicant prepares and implements a Transportation Demand Management Plan to reduce the demand for off-street parking spaces by encouraging the use of transit, ridesharing, biking, walking, or travel outside of peak hours. Bus Stop/Transportation Facility Credit. The number of parking spaces could be reduced for commercial or multiple-family development projects in close proximity of a bus stop. Mixed-Use Projects. A mixed-use project with commercial and residential units could reduce parking requirements for commercial and office uses. 	80.00% 4
Option 5: Allow for reductions By-Right. Similar to Option 2, except that a project could receive a reduction by-right (without Planning Commission approval) provided that it complies with objective standards.	0.00% 0
Option 6: Other (please specify)	40.00% 2
Total Respondents: 5	

#	Option 6: Other (please specify)	Date

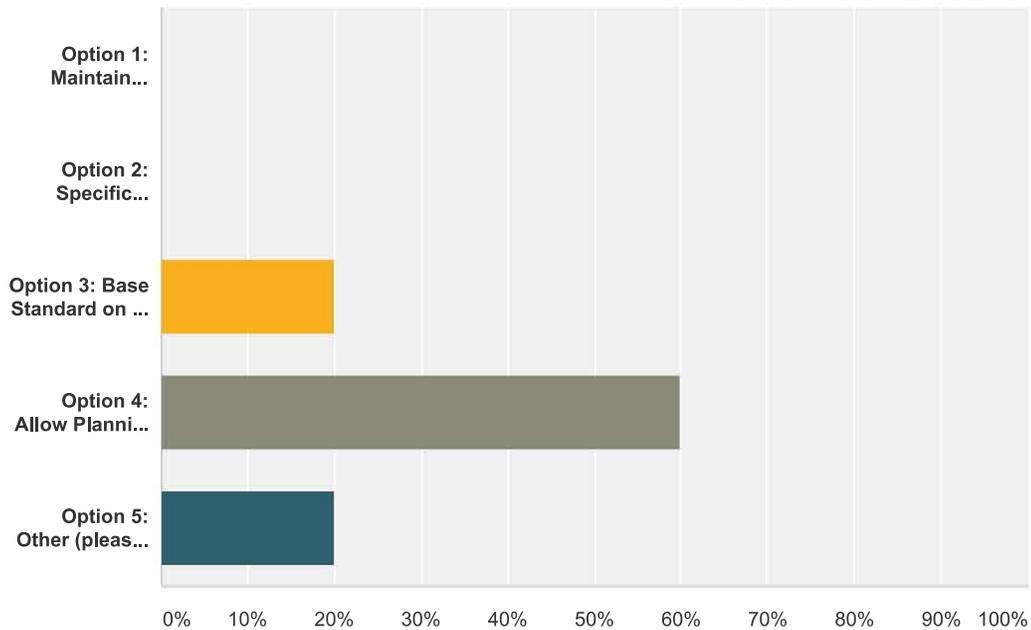
Item #: 7.A. Attach 1.pdf PLANNING COMMISSION RESULTS

1	Combine options 3&4	4/22/2015 8:56 AM
2	I am not in favor of shared parking for mixed use projects. I could support shared parking in certain commercial projects which have completed a parking study.	4/16/2015 8:23 AM

Q7 Issue #5B: Village Hotel Parking (Page 15)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



Answer Choices	Responses
Option 1: Maintain Existing Requirements	0.00% 0
Option 2: Specific On-Site Parking standard for Village Hotel. The updated Zoning Code could establish a specific on-site parking requirement for a new hotel in the Village. For example, the Zoning Code could carry forward the existing standard of 1 on-site parking space per guest room. Or, the Zoning Code could require 0.5 on-site spaces with the remaining parking need accommodated at an off-site location.	0.00% 0
Option 3: Base Standard on a Parking and Traffic Study prepared for the hotel development project application. The updated Zoning Code could state that the number of parking spaces required for the hotel will be as determined necessary by a parking and traffic study prepared for a hotel development project application. The Code could allow for a percentage of this needed parking to be accommodated off site.	20.00% 1
Option 4: Allow Planning Commission and/or City Council to establish parking standards for an individual project based on performance criteria. Similar to Option 2, the Planning Commission or City Council could establish on-site and off-site parking requirements for a Village Hotel in response to a specific application. This requirement would reflect the findings of a parking and traffic study. In addition, the Zoning Code could contain specific findings that the City must make when establishing this requirement. The findings, or "performance criteria," could reflect public input on Village Hotel parking and circulation obtained during the General Plan Update process. For example, the Zoning Code could state that when establishing the required parking for the Village Hotel, the City must find that: <ul style="list-style-type: none"> The hotel is served by a combination of on-site and off-site parking. Parking provided on-site is no more than the minimum necessary for an economically viable hotel. On-site parking is minimized to reduce vehicle traffic in the Village and strengthen the Village as a pedestrian-oriented destination. On-site hotel parking will not result in any noticeable increase in traffic congestion in the Village. Additional parking to serve the hotel is located within 1,000 feet of the proposed hotel. 	60.00% 3
Option 5: Other (please specify)	20.00% 1
Total Respondents: 5	

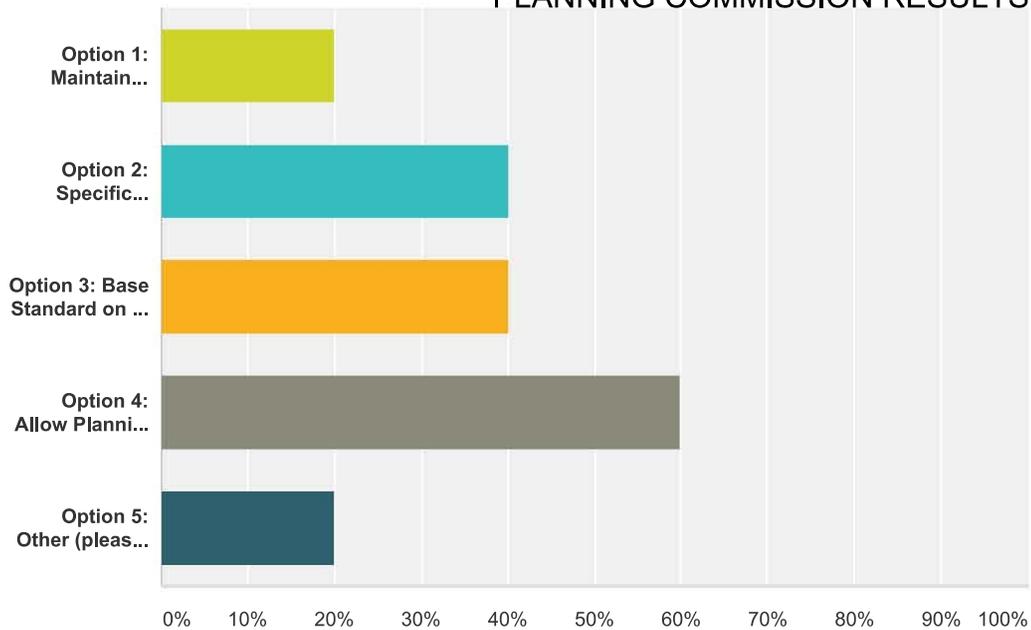
#	Option 5: Other (please specify)	Date
1	Should no be any increas in parking inVillage.All parking for hotel should be off site with exception to drop off and service business. Run Vallet parking from Pacific Cove. No more room for cars in Vil age	4/23/2015 11:46 AM

Item #: 7.A. Attach 1.pdf

Q7 Issue #5B: Village Hotel Parking (Page 15)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



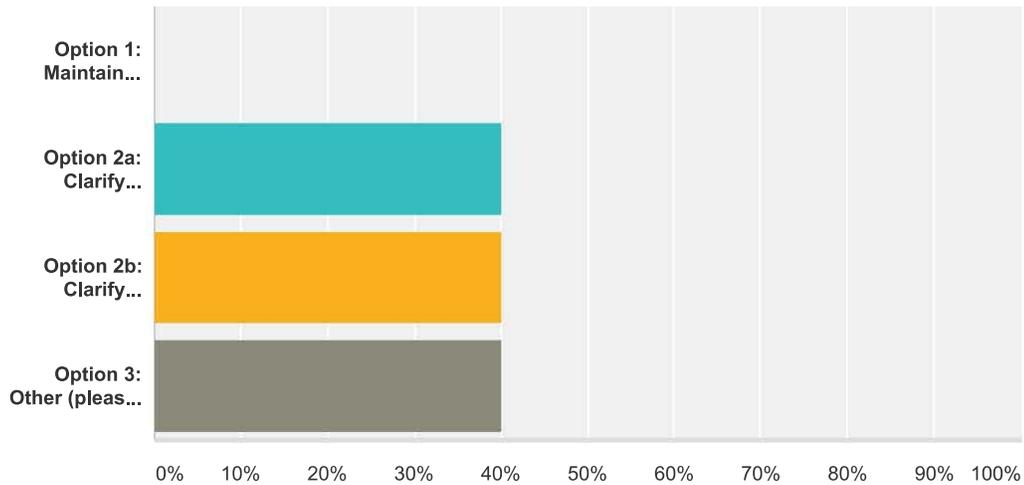
Answer Choices	Responses
Option 1: Maintain Existing Requirements	20.00% 1
Option 2: Specific On-Site Parking standard for Village Hotel. The updated Zoning Code could establish a specific on-site parking requirement for a new hotel in the Village. For example, the Zoning Code could carry forward the existing standard of 1 on-site parking space per guest room. Or, the Zoning Code could require 0.5 on-site spaces with the remaining parking need accommodated at an off-site location.	40.00% 2
Option 3: Base Standard on a Parking and Traffic Study prepared for the hotel development project application. The updated Zoning Code could state that the number of parking spaces required for the hotel will be as determined necessary by a parking and traffic study prepared for a hotel development project application. The Code could allow for a percentage of this needed parking to be accommodated off site.	40.00% 2
Option 4: Allow Planning Commission and/or City Council to establish parking standards for an individual project based on performance criteria. Similar to Option 2, the Planning Commission or City Council could establish on-site and off-site parking requirements for a Village Hotel in response to a specific application. This requirement would reflect the findings of a parking and traffic study. In addition, the Zoning Code could contain specific findings that the City must make when establishing this requirement. The findings, or "performance criteria," could reflect public input on Village Hotel parking and circulation obtained during the General Plan Update process. For example, the Zoning Code could state that when establishing the required parking for the Village Hotel, the City must find that: <ul style="list-style-type: none"> The hotel is served by a combination of on-site and off-site parking. Parking provided on-site is no more than the minimum necessary for an economically viable hotel. On-site parking is minimized to reduce vehicle traffic in the Village and strengthen the Village as a pedestrian-oriented destination. On-site hotel parking will not result in any noticeable increase in traffic congestion in the Village. Additional parking to serve the hotel is located within 1,000 feet of the proposed hotel. 	60.00% 3
Option 5: Other (please specify)	20.00% 1
Total Respondents: 5	

#	Option 5: Other (please specify)	Date
1	I don't think a parking plan can be developed for a "Village" Hotel until we know where this hotel is going to be located and what size hotel is being proposed. There is nothing that indicates we are talking about only one hotel on the old theater property.	4/16/2015 8:23 AM

Q8 Issue #5C: Parking Efficiency (Page 16)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



Answer Choices	Responses
Option 1: Maintain existing regulations.	0.00% 0
Option 2a: Clarify existing code to match past practice, including:A: Add New Shared Parking Provision. The updated Zoning Code could allow multiple land uses on a single parcel or development site to use shared parking facilities when operations for the land uses are not normally conducted during the same hours, or when hours of peak use differ.	40.00% 2
Option 2b: Clarify existing code to match past practice, including: B: Add new parking lift provisions. The updated Zoning Code could specifically allow for elevator-like mechanical system to stack parking spaces in a vertical configuration. Many cities are incorporating such a provision into their zoning codes to allow for a more efficient use of structured parking areas.	40.00% 2
Option 3: Other (please specify)	40.00% 2
Total Respondents: 5	

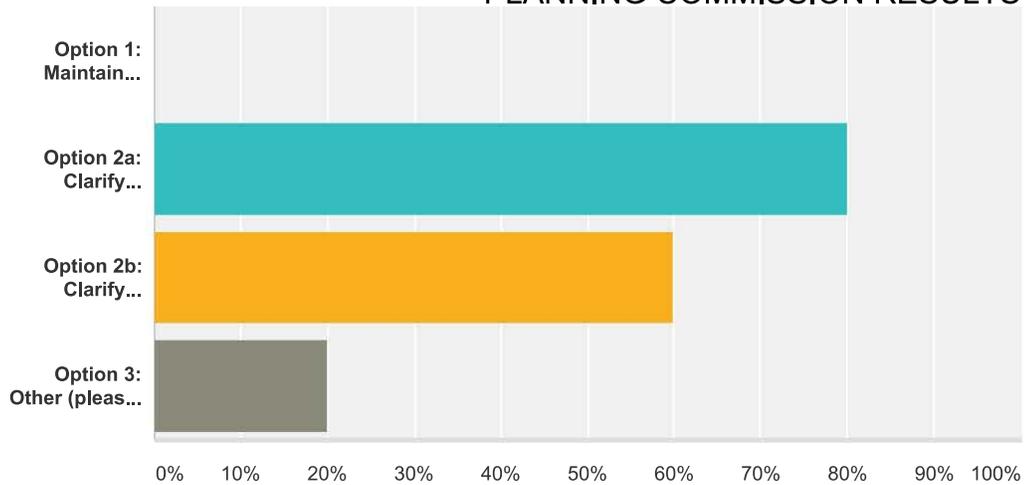
#	Option 3: Other (please specify)	Date
1	We need to stop building and designing our houses and community around the auto.	4/23/2015 11:46 AM
2	skipped	4/23/2015 9:52 AM

Item #: 7.A. Attach 1.pdf

Q8 Issue #5C: Parking Efficiency (Page 16)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



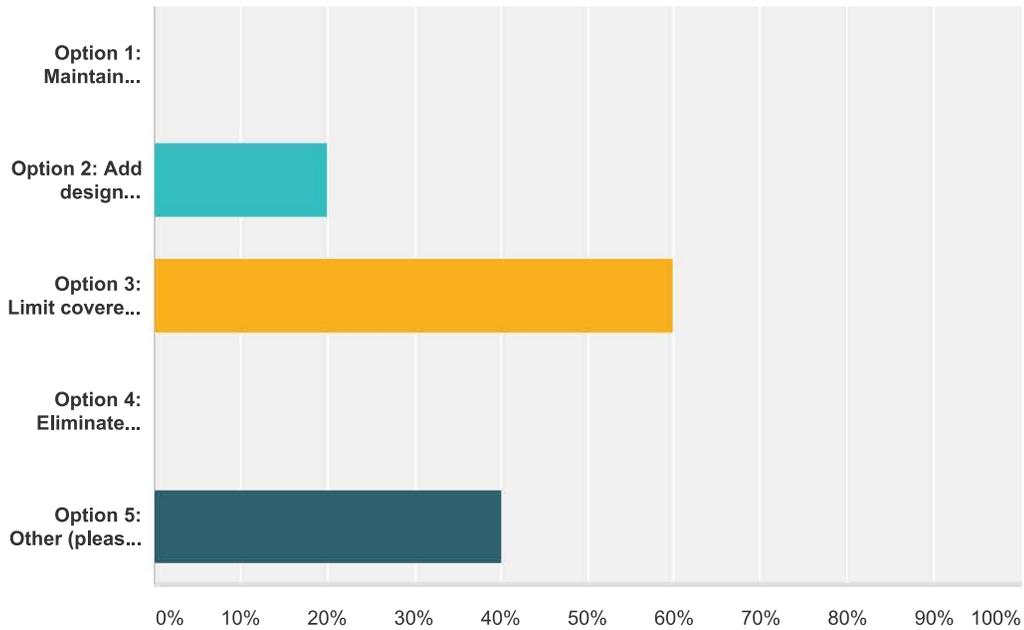
Answer Choices	Responses
Option 1: Maintain existing regulations.	0.00% 0
Option 2a: Clarify existing code to match past practice, including: A: Add New Shared Parking Provision. The updated Zoning Code could allow multiple land uses on a single parcel or development site to use shared parking facilities when operations for the land uses are not normally conducted during the same hours, or when hours of peak use differ.	80.00% 4
Option 2b: Clarify existing code to match past practice, including: B: Add new parking lift provisions. The updated Zoning Code could specifically allow for elevator-like mechanical system to stack parking spaces in a vertical configuration. Many cities are incorporating such a provision into their zoning codes to allow for a more efficient use of structured parking areas.	60.00% 3
Option 3: Other (please specify)	20.00% 1
Total Respondents: 5	

#	Option 3: Other (please specify)	Date
1	No shared parking.	4/16/2015 8:23 AM

Q9 Issue #5D: Garages (Page 17)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



Answer Choices	Responses
Option 1: Maintain existing regulations.	0.00% 0
Option 2: Add design standards for carports. Continue to require at least one covered parking space for homes 1,500 square feet or more. Covered parking may be provided in a garage or carport. Design standards for carports would be added.	20.00% 1
Option 3: Limit covered spaces to garages only. Specify that a carport may not satisfy the covered parking requirement.	60.00% 3
Option 4: Eliminate covered parking requirement, Remove the requirement for covered parking spaces for single-family homes.	0.00% 0
Option 5: Other (please specify)	40.00% 2
Total Respondents: 5	

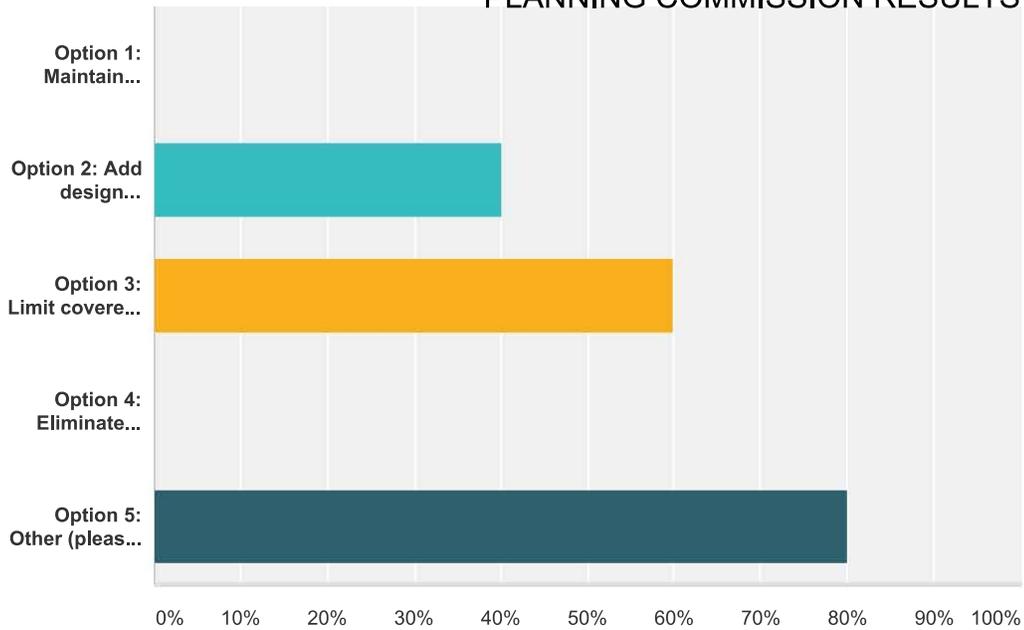
#	Option 5: Other (please specify)	Date
1	Apply O3 to R1 and allow some flexibility to multi-unit options	4/23/2015 4:41 PM
2	Present code with the exception "NO CARPORTS"	4/23/2015 11:46 AM

Item #: 7.A. Attach 1.pdf

Q9 Issue #5D: Garages (Page 17)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



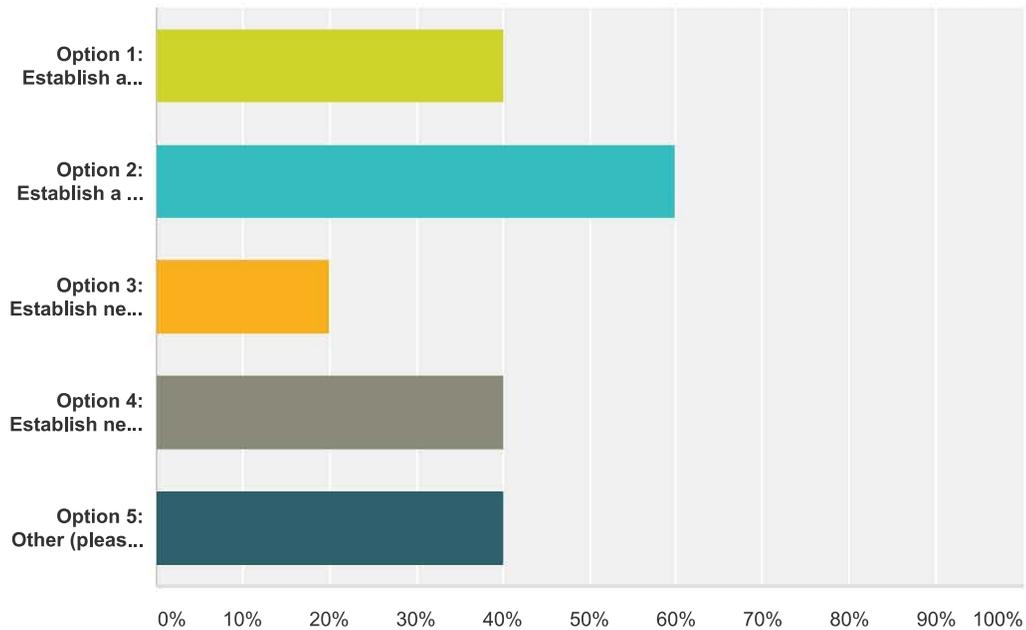
Answer Choices	Responses
Option 1: Maintain existing regulations.	0.00% 0
Option 2: Add design standards for carports. Continue to require at least one covered parking space for homes 1,500 square feet or more. Covered parking may be provided in a garage or carport. Design standards for carports would be added.	40.00% 2
Option 3: Limit covered spaces to garages only. Specify that a carport may not satisfy the covered parking requirement.	60.00% 3
Option 4: Eliminate covered parking requirement, Remove the requirement for covered parking spaces for single-family homes.	0.00% 0
Option 5: Other (please specify)	80.00% 4
Total Respondents: 5	

#	Option 5: Other (please specify)	Date
1	Carport allowed only with specific findings. Example - commercial to residential use conversion on Capitola Road.	4/22/2015 8:56 AM
2	option 3 with the reduction of required space per sq. ft. Example one covered for 2,500 sq. ft.	4/21/2015 1:49 PM
3	If we decide to allow carports make it a condition that no other objects may be stored in the carport	4/18/2015 6:19 PM
4	There should be a requirement that all residential unit provide 2 parking places. Residential units over 1,500 sq. ft. should have 2 uncovered and two covered. Can be a carport or garage.	4/16/2015 8:23 AM

Q10 Issue #6: Historic Preservation (Page 17)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



Answer Choices	Responses
Option 1: Establish a Historic Resources Board. Many communities with historic resources establish a historic resources board or commission to assist with historic preservation activities. The roles and responsibilities of the historic resources board vary in different communities. Common functions include determining if modifications to a historic resource are consistent with the Secretary of Interior's Standards, advising on designation of historic features, advising on impacts to historic resources under CEQA, and advising the Planning Commission and City Council on other matters pertaining to historic preservation.	40.00% 2
Option 2: Establish a new Historic Preservation Overlay Zone. Capitola could establish a new historic preservation overlay zone to apply to existing National Register Historic Districts (Old Riverview, Rispin, Six Sisters and Lawn Way, Venetian Court.). Properties within this overlay could be subject to special permit requirements, design standards, and incentives for preservation.	60.00% 3
Option 3: Establish new enforcement and penalty provisions. The updated Zoning Code could strengthen enforcement and penalty provisions. Pacific Grove, for example, establishing financial penalties and development limitations on structures in violation of the City's historic preservation ordinance.	20.00% 1
Option 4: Establish new maintenance and upkeep provisions. Capitola could include language specifically requiring adequate maintenance and upkeep of historic resources to prevent demolition by neglect.	40.00% 2
Option 5: Other (please specify)	40.00% 2
Total Respondents: 5	

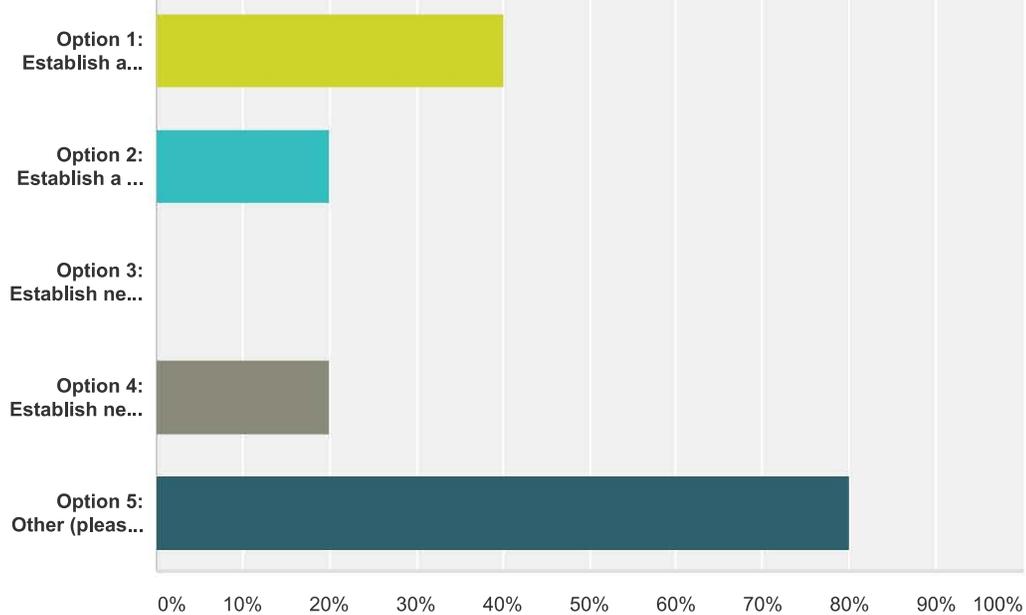
#	Option 5: Other (please specify)	Date
1	Look to what has worked in the surrounding areas & include a historic review board	4/23/2015 4:47 PM
2	You need the people who own Historic Houses to get on board. Dont think that will ever happen if the intent is to put new restrictions on there property. The historic Process has to be defined and that would include standards, design and process requirements tric	4/23/2015 12:08 PM

Item #: 7.A. Attach 1.pdf

Q10 Issue #6: Historic Preservation (Page 17)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices	Responses
Option 1: Establish a Historic Resources Board. Many communities with historic resources establish a historic resources board or commission to assist with historic preservation activities. The roles and responsibilities of the historic resources board vary in different communities. Common functions include determining if modifications to a historic resource are consistent with the Secretary of Interior's Standards, advising on designation of historic features, advising on impacts to historic resources under CEQA, and advising the Planning Commission and City Council on other matters pertaining to historic preservation.	40.00% 2
Option 2: Establish a new Historic Preservation Overlay Zone. Capitola could establish a new historic preservation overlay zone to apply to existing National Register Historic Districts (Old Riverview, Rispin, Six Sisters and Lawn Way, Venetian Court.). Properties within this overlay could be subject to special permit requirements, design standards, and incentives for preservation.	20.00% 1
Option 3: Establish new enforcement and penalty provisions. The updated Zoning Code could strengthen enforcement and penalty provisions. Pacific Grove, for example, establishing financial penalties and development limitations on structures in violation of the City's historic preservation ordinance.	0.00% 0
Option 4: Establish new maintenance and upkeep provisions. Capitola could include language specifically requiring adequate maintenance and upkeep of historic resources to prevent demolition by neglect.	20.00% 1
Option 5: Other (please specify)	80.00% 4
Total Respondents: 5	

#	Option 5: Other (please specify)	Date
1	historic board without the use of secretary of interior standards as a mandate	4/21/2015 2:08 PM
2	Establish our own Historic Preservation guidelines. Establish incentives for homeowners to refurbish historic homes	4/18/2015 6:23 PM

PLANNING COMMISSION RESULTS **Item #: 7.A. Attach 1.pdf**

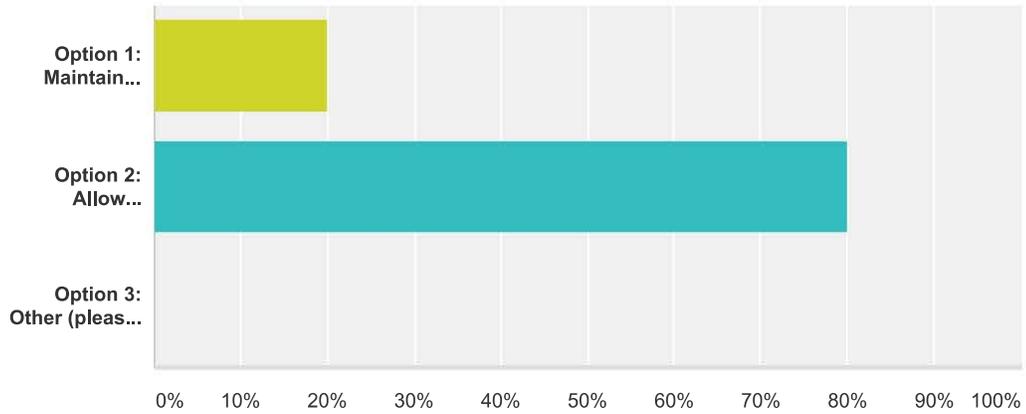
3	The Planning Commission should receive some training in historical preservation. The City should adopt a list of actually historical structures in Capitola. Not all old structures are historic, and need to be saved. This important thing is to work on keeping the character of the neighborhood. This means size and scale of the structures. The City does not need another Board.	4/16/2015 8:26 AM
4	Establish a system for historic designations and establish permit and design criteria for historic structures.	4/15/2015 3:49 PM

Item #: 7.A. Attach 1.pdf

Q11 Issue 7a: Signs: Threshold for Review (Page 19)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS

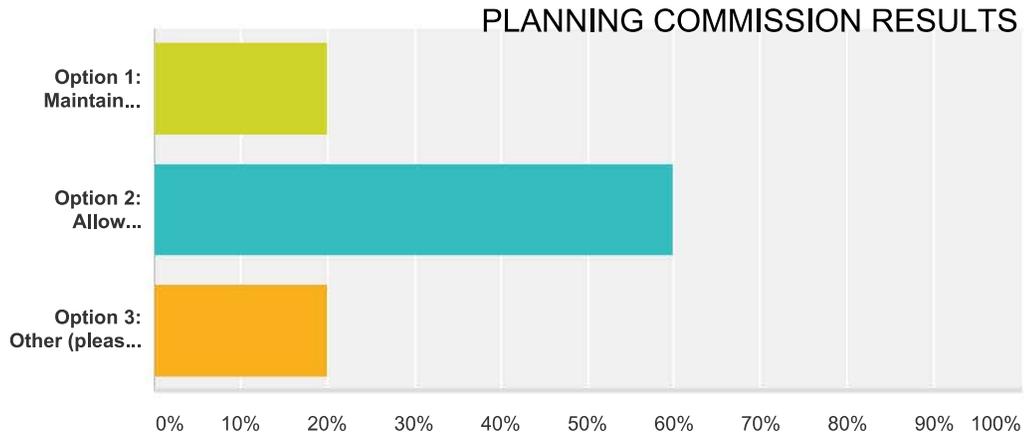


Answer Choices	Responses
Option 1: Maintain existing regulations.	20.00% 1
Option 2: Allow staff-level review with new standards. Revise sign standards to include new, well-defined and well-illustrated design standards that create maximum allowances within staff-level review and an option for Planning Commission review for signs that go beyond the maximum allowance. In this option, new maximum limits are established. Signs can be approved administratively within an over-the-counter permit.	80.00% 4
Option 3: Other (please specify)	0.00% 0
Total Respondents: 5	

#	Option 3: Other (please specify)	Date
	There are no responses.	

Q11 Issue 7a: Signs: Threshold for Review (Page 19)

Answered: 5 Skipped: 0



Answer Choices	Responses
Option 1: Maintain existing regulations.	20.00% 1
Option 2: Allow staff-level review with new standards. Revise sign standards to include new, well-defined and well-illustrated design standards that create maximum allowances within staff-level review and an option for Planning Commission review for signs that go beyond the maximum allowance. In this option, new maximum limits are established. Signs can be approved administratively within an over-the-counter permit.	60.00% 3
Option 3: Other (please specify)	20.00% 1
Total Respondents: 5	

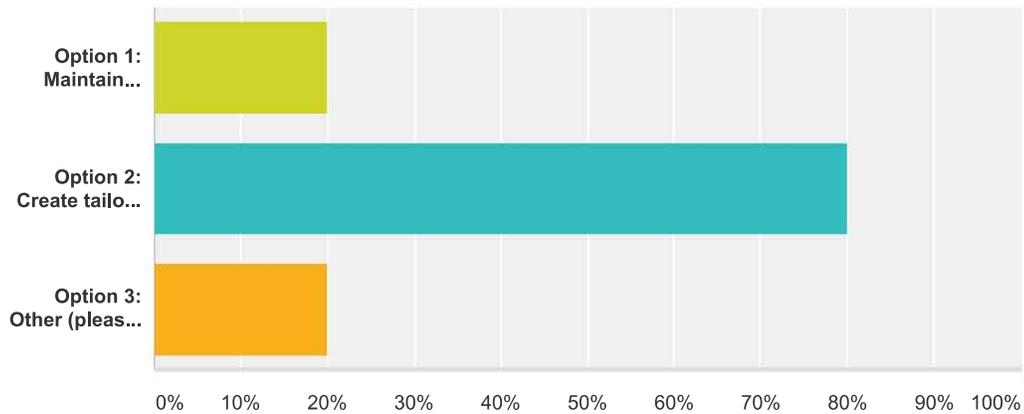
#	Option 3: Other (please specify)	Date
1	Revise sign standards to allow staff approval up to a certain level and/or in certain areas. For example: staff would not be able to approved any signs in the village	4/18/2015 6:23 PM

Item #: 7.A. Attach 1.pdf

Q12 Issue 7B: Signs. Tailored Standards (Page 19)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS

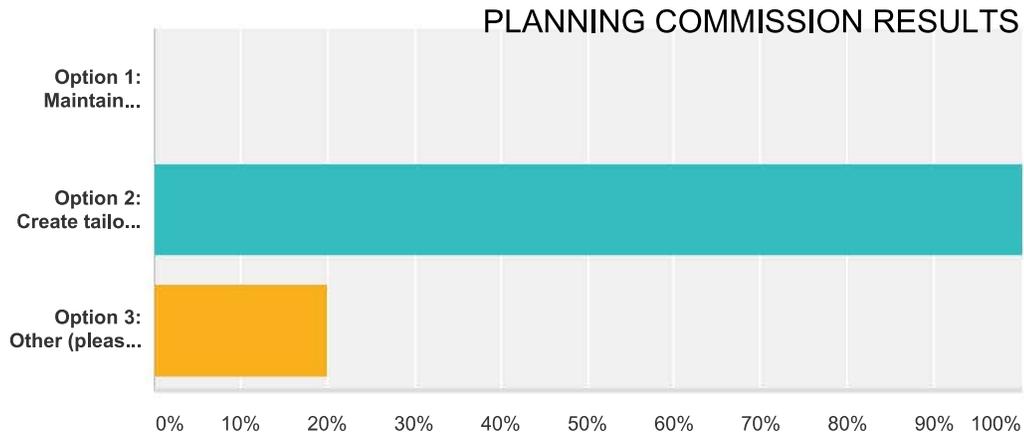


Answer Choices	Responses
Option 1: Maintain existing regulations.	20.00% 1
Option 2: Create tailored standards for different commercial areas. Certain sign standards could be adjusted to address the unique issues in different commercial areas. Tailored standards could address types of permitted signs, maximum sign area, sign dimensions, sign location and placement, illumination, materials, and other issues. The general desired signage character for different districts in Capitola could be as follows: <ul style="list-style-type: none"> Village: Pedestrian oriented signs, village scale Neighborhood Commercial: Neighborhood-scale signs serving pedestrians and vehicles 41st Avenue: Larger-scale signs that are auto-oriented to support corridor as a regional shopping destination. Auto Plaza Drive: Unique to the use (auto-dealers) and address visibility challenges- Industrial Zone (Kennedy Drive): More industrial design aesthetic and flexibility of type and materials. 	80.00% 4
Option 3: Other (please specify)	20.00% 1
Total Respondents: 5	

#	Option 3: Other (please specify)	Date
1	Sign approval should not go to the planning commission. Back lighting on signs and neon are not bad things	4/23/2015 12:08 PM

Q12 Issue 7B: Signs. Tailored Standards
(Page 19)

Answered: 5 Skipped: 0



Answer Choices	Responses
Option 1: Maintain existing regulations.	0.00% 0
Option 2: Create tailored standards for different commercial areas. Certain sign standards could be adjusted to address the unique issues in different commercial areas. Tailored standards could address types of permitted signs, maximum sign area, sign dimensions, sign location and placement, illumination, materials, and other issues. The general desired signage character for different districts in Capitola could be as follows: <ul style="list-style-type: none"> · Village: Pedestrian oriented signs, village scale · Neighborhood Commercial: Neighborhood-scale signs serving pedestrians and vehicles · 41st Avenue: Larger-scale signs that are auto-oriented to support corridor as a regional shopping destination. · Auto Plaza Drive: Unique to the use (auto-dealers) and address visibility challenges- · Industrial Zone (Kennedy Drive): More industrial design aesthetic and flexibility of type and materials. 	100.00% 5
Option 3: Other (please specify)	20.00% 1
Total Respondents: 5	

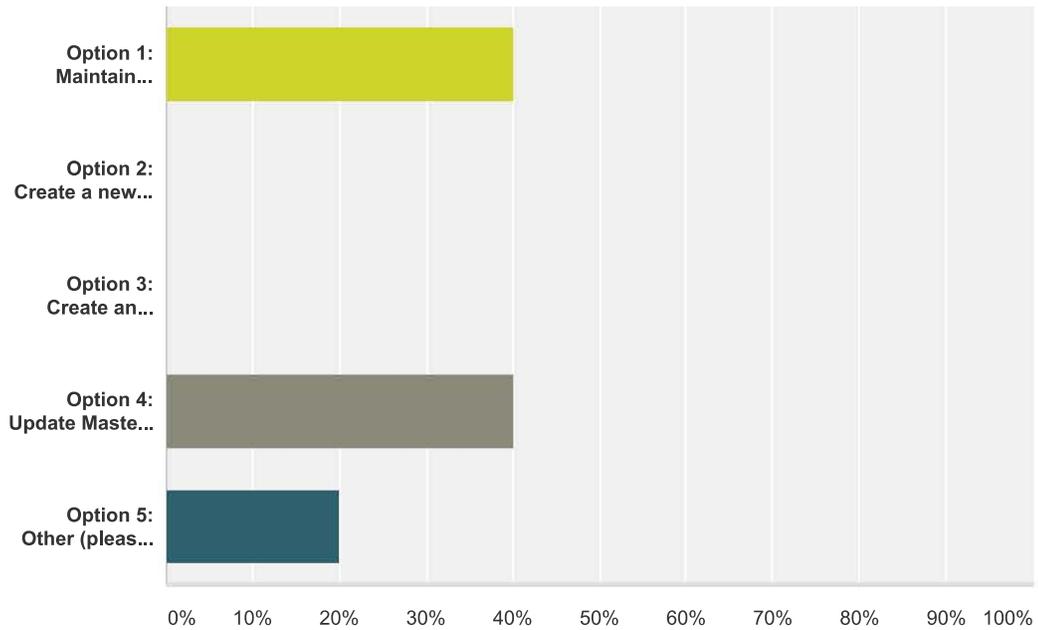
#	Option 3: Other (please specify)	Date
1	I like the suggestions but don't have enough info to decide yet.	4/18/2015 6:23 PM

Item #: 7.A. Attach 1.pdf

Q13 Issue 7C. Monument Signs (Page 20)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



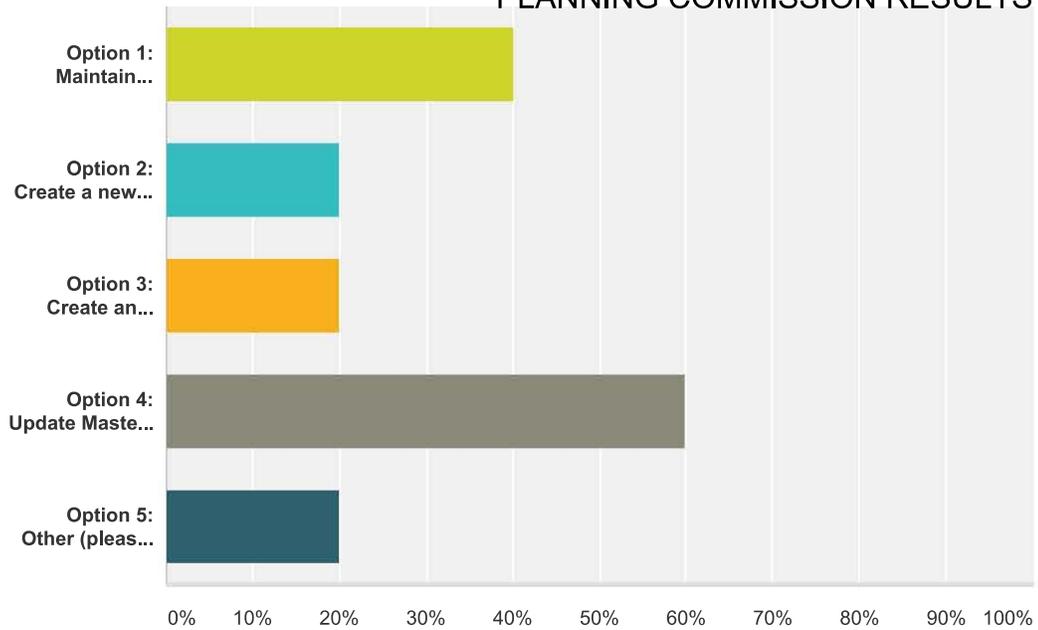
Answer Choices	Responses
Option 1: Maintain existing regulations.	40.00% 2
Option 2: Create a new limit for monument signs based on linear frontage along a prime commercial street.	0.00% 0
Option 3: Create an allowance for more than 4 tenants per monument sign.	0.00% 0
Option 4: Update Master Sign Plan to clarify discretion in monument signs (lot size, # of tenants, and frontage).	40.00% 2
Option 5: Other (please specify)	20.00% 1
Total Respondents: 5	

#	Option 5: Other (please specify)	Date
1	skipped	4/23/2015 9:53 AM

Q13 Issue 7C. Monument Signs (Page 20)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices	Responses
Option 1: Maintain existing regulations.	40.00% 2
Option 2: Create a new limit for monument signs based on linear frontage along a prime commercial street.	20.00% 1
Option 3: Create an allowance for more than 4 tenants per monument sign.	20.00% 1
Option 4: Update Master Sign Plan to clarify discretion in monument signs (lot size, # of tenants, and frontage).	60.00% 3
Option 5: Other (please specify)	20.00% 1
Total Respondents: 5	

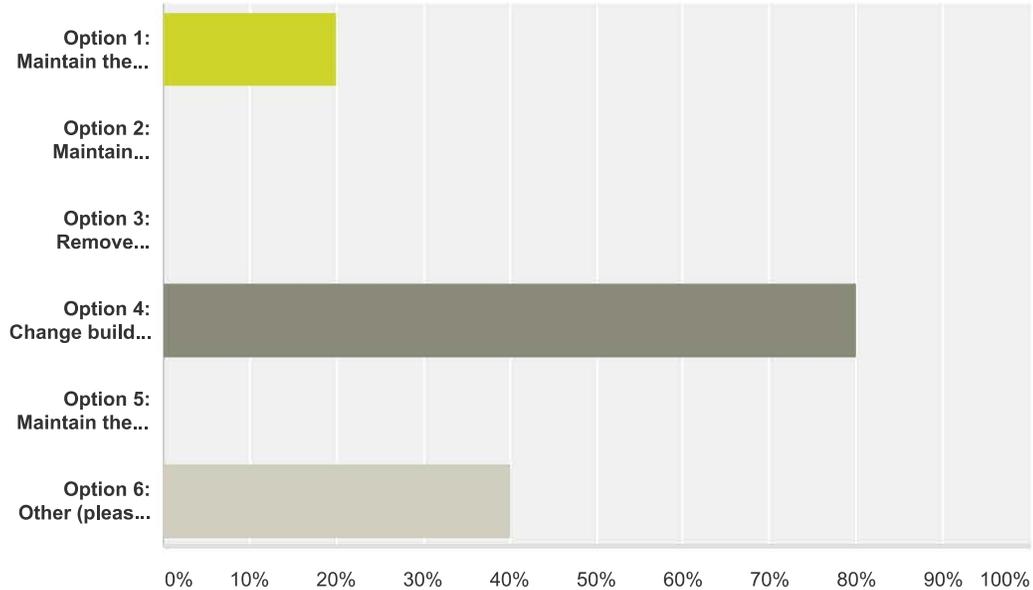
#	Option 5: Other (please specify)	Date
1	Allow digital signs for gas station prices	4/21/2015 2:08 PM

Item #: 7.A. Attach 1.pdf

Q14 Issue 8A: Non-Conforming Uses : Calculation of Structural Alterations (Page 21)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS

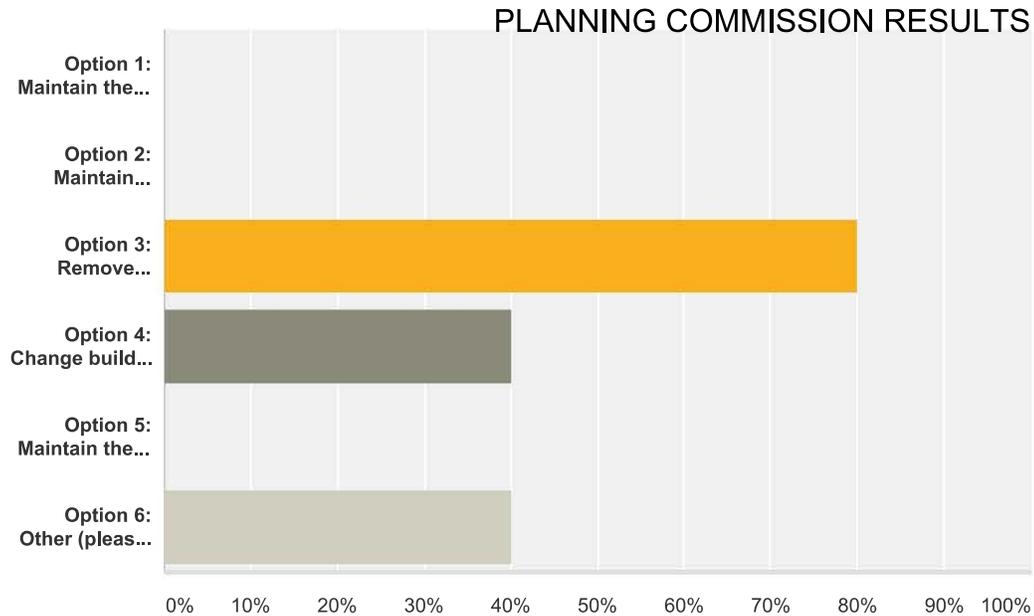


Answer Choices	Responses
Option 1: Maintain the existing 80 percent building valuation maximum of present fair market value.	20.00% 1
Option 2: Maintain valuation cap but allow the Planning Commission to authorize additional alterations if specific findings can be made.	0.00% 0
Option 3: Remove valuation cap for structural alterations to non-conforming structures. In this option, all non-conforming structures could be maintained and updated, provided that the alterations do not create a greater degree of non-conformity. Any addition to a non-conforming structure would be required comply with all development standards of the zone.	0.00% 0
Option 4: Change building valuation cap to a percentage of square footage calculation. Under this approach, alterations to non-conforming structures would be limited based on how much of the existing structure is modified. For example, the new code could limit alterations to non-conforming structures to 80% of the existing square-footage. Using a percent of square footage approach would be easy to understand and administer and would significantly reduce disagreements over valuation calculations, while still limiting the degree of allowable modifications.	80.00% 4
Option 5: Maintain the existing 80% threshold with new exception for historic resources. In this option the 80% maximum of present fair market value would be maintained. An exception for historic structures would be added to allow historic structures to be updated. Any addition to a historic structure must comply with all development standards of the zone.	0.00% 0
Option 6: Other (please specify)	40.00% 2
Total Respondents: 5	

#	Option 6: Other (please specify)	Date
1	If you make it too restrictive you will find	4/23/2015 12:08 PM
2	skipped	4/23/2015 9:53 AM

Q14 Issue 8A: Non-Conforming Uses :
Calculation of Structural Alterations (Page
21)

Answered: 5 Skipped: 0



Answer Choices	Responses
Option 1: Maintain the existing 80 percent building valuation maximum of present fair market value.	0.00% 0
Option 2: Maintain valuation cap but allow the Planning Commission to authorize additional alterations if specific findings can be made.	0.00% 0
Option 3: Remove valuation cap for structural alterations to non-conforming structures. In this option, all non-conforming structures could be maintained and updated, provided that the alterations do not create a greater degree of non-conformity. Any addition to a non-conforming structure would be required comply with all development standards of the zone.	80.00% 4
Option 4: Change building valuation cap to a percentage of square footage calculation. Under this approach, alterations to non-conforming structures would be limited based on how much of the existing structure is modified. For example, the new code could limit alterations to non-conforming structures to 80% of the existing square-footage. Using a percent of square footage approach would be easy to understand and administer and would significantly reduce disagreements over valuation calculations, while still limiting the degree of allowable modifications.	40.00% 2
Option 5: Maintain the existing 80% threshold with new exception for historic resources. In this option the 80% maximum of present fair market value would be maintained. An exception for historic structures would be added to allow historic structures to be updated. Any addition to a historic structure must comply with all development standards of the zone.	0.00% 0
Option 6: Other (please specify)	40.00% 2
Total Respondents: 5	

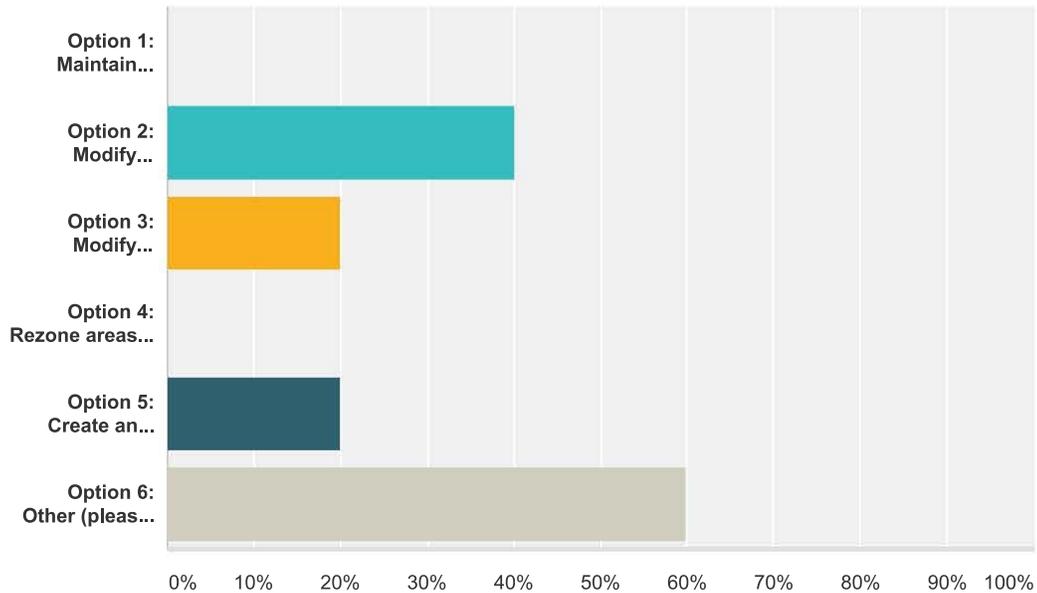
#	Option 6: Other (please specify)	Date
1	We might want to consider exceptions for historic preservation no matter which options we go with	4/18/2015 6:23 PM
2	Option 4 but limit should be much less than 80%. More like 25%	4/15/2015 3:49 PM

Item #: 7.A. Attach 1.pdf

Q15 Issue 8B: Non-conforming activities and structures on improved R-1 parcels. (Page 22)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS

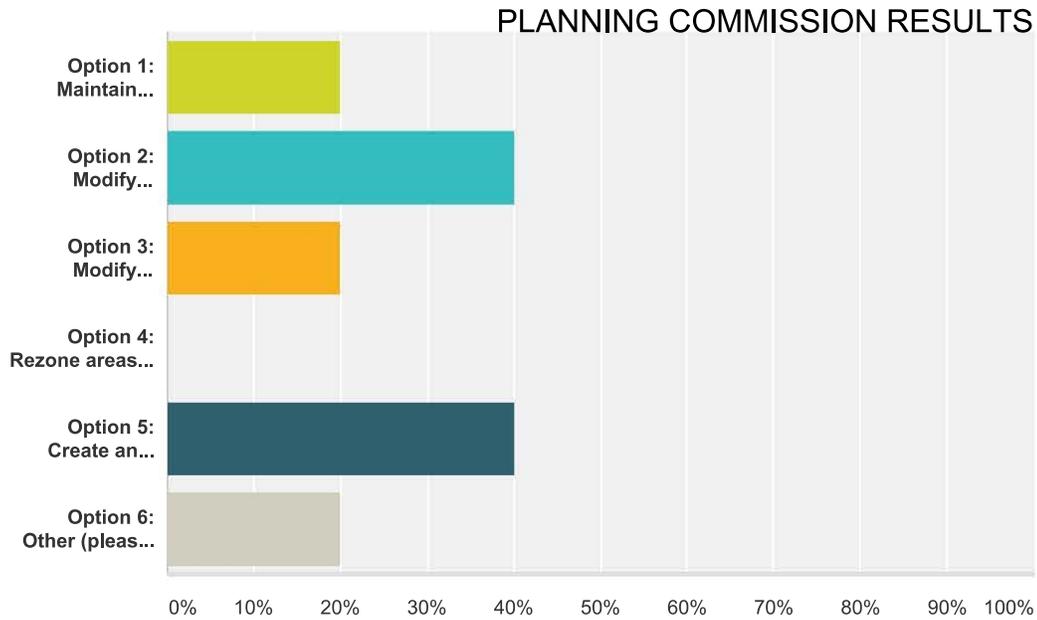


Answer Choices	Responses
Option 1: Maintain existing sunset clause and opportunity to apply for extension.	0.00% 0
Option 2: Modify regulations to allow non-conforming multi-family uses to remain throughout the City, but not intensify. This approach could be applied citywide with appropriate findings or only to specific areas.	40.00% 2
Option 3: Modify regulations to allow non-conforming multi-family uses to remain in targeted areas of the City. Under this option, a sunset clause could be retained for areas like the northern Jewel Box neighborhood, but would be eliminated in areas where multi-family uses have had fewer compatibility issues.	20.00% 1
Option 4: Rezone areas with existing non-conforming multi-family uses to a multi-family zone. This approach could be applied citywide or only to specific areas.	0.00% 0
Option 5: Create an incentive program to allow participating non-conforming property owners to retain their uses subject to providing specified public benefits. For example, a program could be established to allow property owners to continue non-conforming multi-family uses if they provide guaranteed affordable housing, make significant investments in the structures which improve appearance and function, invest in neighborhood improvements (landscaping, parking, etc.) and/or reduce the degree of non-conformity (e.g., reduce a 4-plex to a 3-plex or a duplex).	20.00% 1
Option 6: Other (please specify)	60.00% 3
Total Respondents: 5	

#	Option 6: Other (please specify)	Date
1	O3 should be reviewed as the character of the neighborhood changes, i.e. becomes incompatible, so don't eliminate	4/23/2015 4:47 PM
2	This is huge! It is so prevalent in this City. Correct with remodel applications .Other than that let it go	4/23/2015 12:08 PM
3	skipped	4/23/2015 9:53 AM

Q15 Issue 8B: Non-conforming activities and structures on improved R-1 parcels. (Page 22)

Answered: 5 Skipped: 0



Answer Choices	Responses
Option 1: Maintain existing sunset clause and opportunity to apply for extension.	20.00% 1
Option 2: Modify regulations to allow non-conforming multi-family uses to remain throughout the City, but not intensify. This approach could be applied citywide with appropriate findings or only to specific areas.	40.00% 2
Option 3: Modify regulations to allow non-conforming multi-family uses to remain in targeted areas of the City. Under this option, a sunset clause could be retained for areas like the northern Jewel Box neighborhood, but would be eliminated in areas where multi-family uses have had fewer compatibility issues.	20.00% 1
Option 4: Rezone areas with existing non-conforming multi-family uses to a multi-family zone. This approach could be applied citywide or only to specific areas.	0.00% 0
Option 5: Create an incentive program to allow participating non-conforming property owners to retain their uses subject to providing specified public benefits. For example, a program could be established to allow property owners to continue non-conforming multi-family uses if they provide guaranteed affordable housing, make significant investments in the structures which improve appearance and function, invest in neighborhood improvements (landscaping, parking, etc.) and/or reduce the degree of non-conformity (e.g., reduce a 4-plex to a 3-plex or a duplex).	40.00% 2
Option 6: Other (please specify)	20.00% 1
Total Respondents: 5	

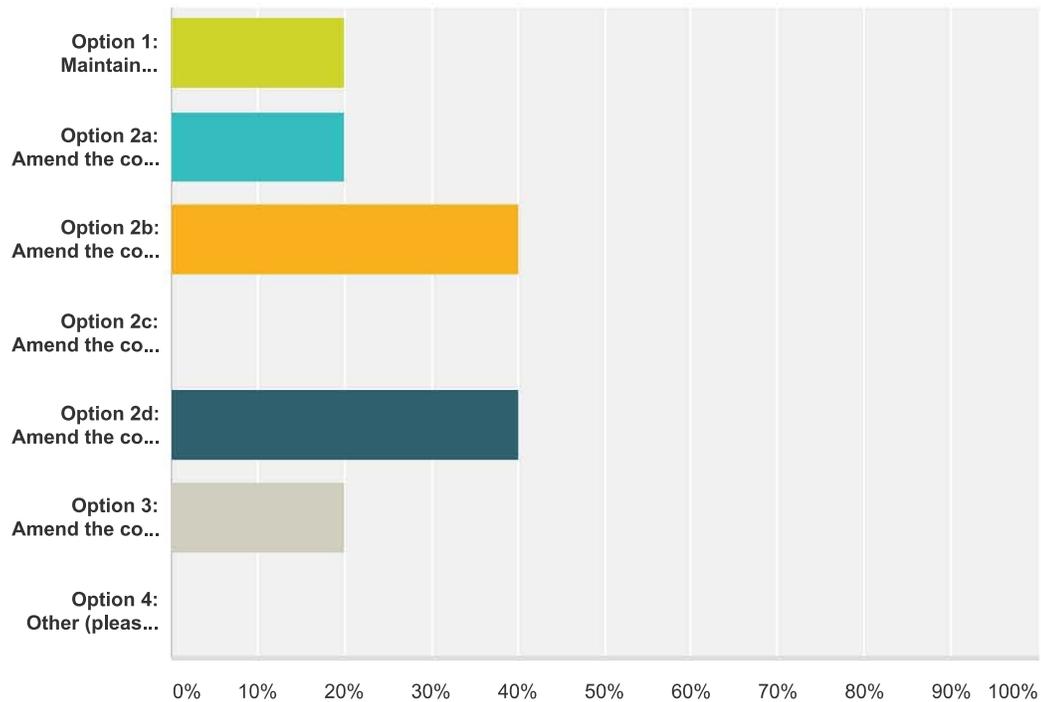
#	Option 6: Other (please specify)	Date
1	My preference pending results of public workshop	4/22/2015 9:19 AM

Item #: 7.A. Attach 1.pdf

Q16 Issue 9: Secondary Dwelling Units (Page 24)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



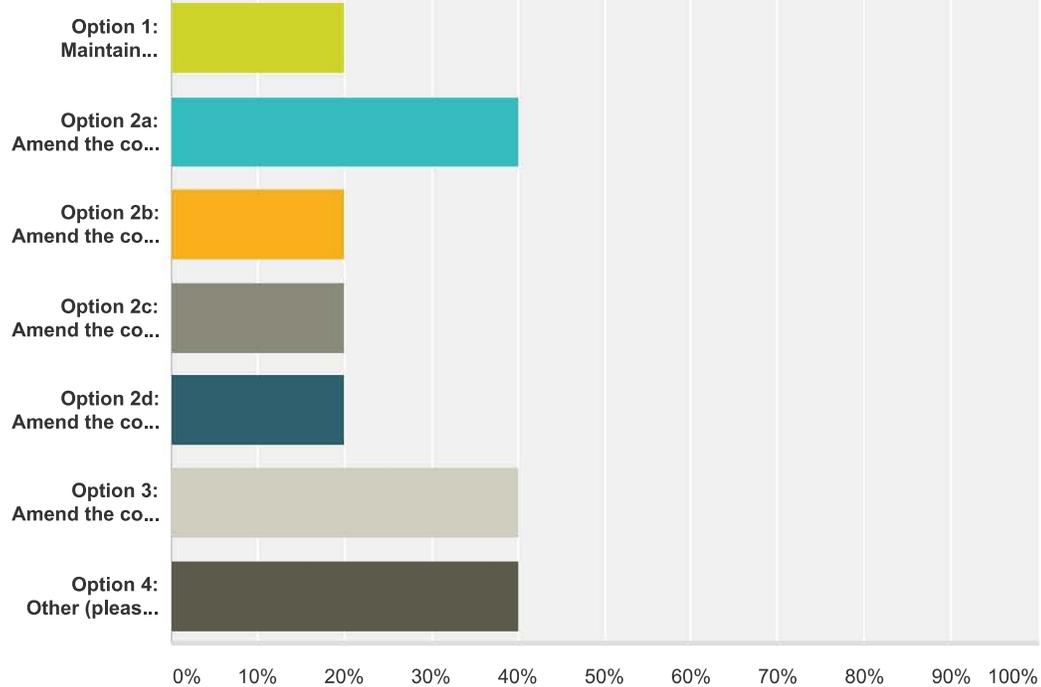
Answer Choices	Responses
Option 1: Maintain existing code allowances/limitations for secondary dwelling units.	20.00% 1
Option 2a: Amend the code to encourage development of additional secondary dwelling units. If this option is selected, the following changes may be considered: a. Decrease the minimum lot size requirement for secondary dwelling units;	20.00% 1
Option 2b: Amend the code to encourage development of additional secondary dwelling units. If this option is selected, the following changes may be considered: b. Increase the threshold which triggers the need for Planning Commission review;	40.00% 2
Option 2c: Amend the code to encourage development of additional secondary dwelling units. If this option is selected, the following changes may be considered: c. Allow all secondary dwelling units to be approved through an administrative process	0.00% 0
Option 2d: Amend the code to encourage development of additional secondary dwelling units. If this option is selected, the following changes may be considered: d. Eliminate the current residency requirement and allow both the primary and secondary dwellings to be rented.	40.00% 2
Option 3: Amend the code to encourage development of additional secondary dwelling units in specific areas of the City only. Those areas could be chosen based on criteria which could include: availability of on-street parking, existing densities, land use adjacencies, etc..	20.00% 1
Option 4: Other (please specify)	0.00% 0
Total Respondents: 5	

#	Option 4: Other (please specify)	Date
	There are no responses.	

Q16 Issue 9: Secondary Dwelling Units
(Page 24)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices	Responses
Option 1: Maintain existing code allowances/limitations for secondary dwelling units.	20.00% 1
Option 2a: Amend the code to encourage development of additional secondary dwelling units. If this option is selected, the following changes may be considered: a. Decrease the minimum lot size requirement for secondary dwelling units;	40.00% 2
Option 2b: Amend the code to encourage development of additional secondary dwelling units. If this option is selected, the following changes may be considered: b. Increase the threshold which triggers the need for Planning Commission review;	20.00% 1
Option 2c: Amend the code to encourage development of additional secondary dwelling units. If this option is selected, the following changes may be considered: c. Allow all secondary dwelling units to be approved through an administrative process	20.00% 1
Option 2d: Amend the code to encourage development of additional secondary dwelling units. If this option is selected, the following changes may be considered: d. Eliminate the current residency requirement and allow both the primary and secondary dwellings to be rented.	20.00% 1
Option 3: Amend the code to encourage development of additional secondary dwelling units in specific areas of the City only. Those areas could be chosen based on criteria which could include: availability of on-street parking, existing densities, land use adjacencies, etc..	40.00% 2
Option 4: Other (please specify)	40.00% 2
Total Respondents: 5	

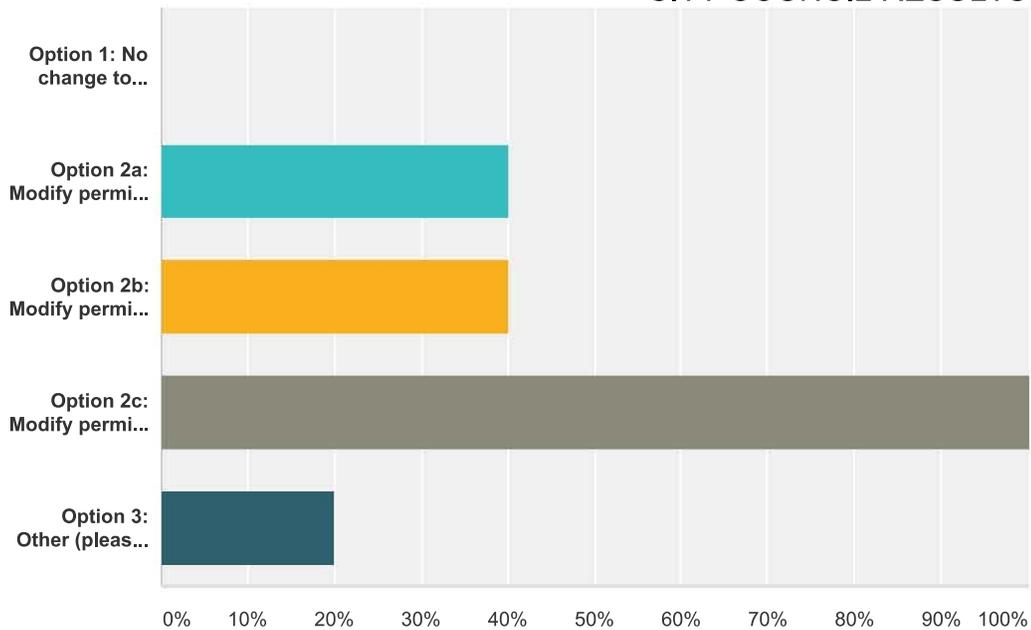
#	Option 4: Other (please specify)	Date
1	Not sure about a.	4/18/2015 6:25 PM
2	Secondary dwelling units should only be allowed when there can be a dedicated parking space for that unit and on lots that are a minimum of 8,000 sq. feet.	4/16/2015 8:26 AM

Item #: 7.A. Attach 1.pdf

Q17 Issue 10: Permits and Approvals (Page 24)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



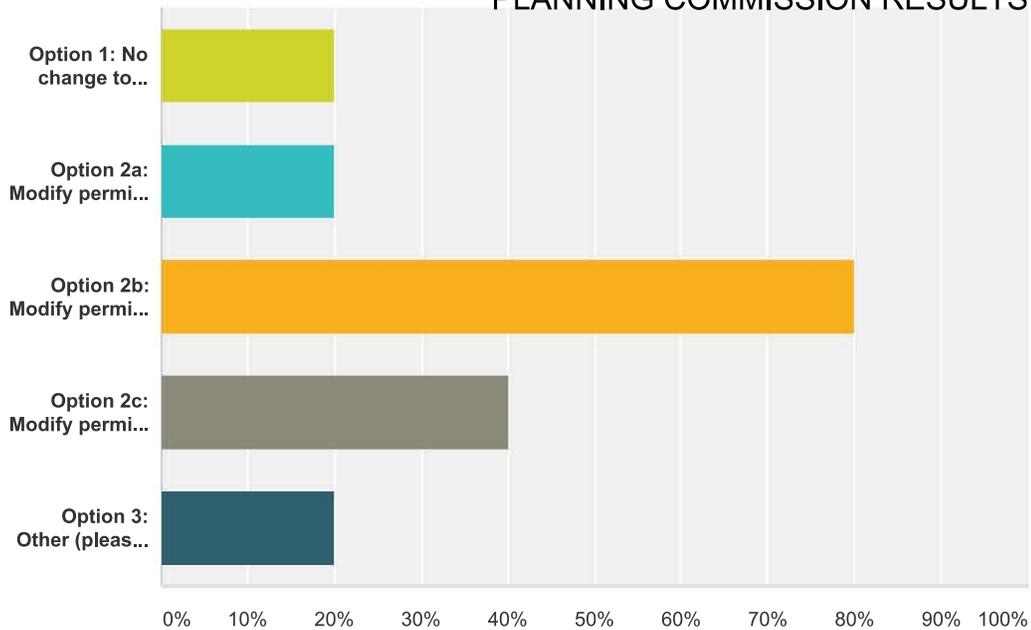
Answer Choices	Responses
Option 1: No change to existing permits.	0.00% 0
Option 2a: Modify permits. With this option staff will look for opportunities to combine, delete, and add permits in the zoning code to better meet the city's needs. Possible changes include the following:a. Create a new Administrative Permit. This new permit would be used for a wide range of existing, ministerial staff-level actions. It could be used as a general replacement for existing fence permits, temporary sign permits, approvals of temporary sidewalk/parking lot sales, and temporary storage approvals.	40.00% 2
Option 2b: Modify permits. With this option staff will look for opportunities to combine, delete, and add permits in the zoning code to better meet the city's needs. Possible changes include the following:b. Create a new Minor Use Permit. This new permit would be similar to a Conditional Use Permit except that it would be approved by Community Development Director. Notice would be mailed to neighbors prior to final action by Community Development Director and decisions could be appealed to Planning Commission. The Director could also choose to refer applications to Planning Commission for decision. A Minor Use Permit could be a good middle ground for uses that shouldn't be allowed by-right, but that also generally don't need to go the Planning Commission for a public hearing and approval, such as a home occupancy permit and transient occupancy permits.	40.00% 2
Option 2c: Modify permits. With this option staff will look for opportunities to combine, delete, and add permits in the zoning code to better meet the city's needs. Possible changes include the following:c. Create a New Substantial Conformance Process. The zoning code currently requires applicants to submit a new application if they wish to make any changes to an approved permit – even if the change is very minor in nature. Under this option, a substantial conformance process would be developed to allow administrative approval of specified minor alterations while still requiring Planning Commission consideration of more substantive changes.	100.00% 5
Option 3: Other (please specify)	20.00% 1
Total Respondents: 5	

#	Option 3: Other (please specify)	Date
1	More room for Planning Staff rescission. Only descretionary projects to to Planning Commission review	4/23/2015 12:23 PM

Q17 Issue 10: Permits and Approvals (Page 24)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices	Responses
Option 1: No change to existing permits.	20.00% 1
Option 2a: Modify permits. With this option staff will look for opportunities to combine, delete, and add permits in the zoning code to better meet the city's needs. Possible changes include the following:a. Create a new Administrative Permit. This new permit would be used for a wide range of existing, ministerial staff-level actions. It could be used as a general replacement for existing fence permits, temporary sign permits, approvals of temporary sidewalk/parking lot sales, and temporary storage approvals.	20.00% 1
Option 2b: Modify permits. With this option staff will look for opportunities to combine, delete, and add permits in the zoning code to better meet the city's needs. Possible changes include the following:b. Create a new Minor Use Permit. This new permit would be similar to a Conditional Use Permit except that it would be approved by Community Development Director. Notice would be mailed to neighbors prior to final action by Community Development Director and decisions could be appealed to Planning Commission. The Director could also choose to refer applications to Planning Commission for decision. A Minor Use Permit could be a good middle ground for uses that shouldn't be allowed by-right, but that also generally don't need to go the Planning Commission for a public hearing and approval, such as a home occupancy permit and transient occupancy permits.	80.00% 4
Option 2c: Modify permits. With this option staff will look for opportunities to combine, delete, and add permits in the zoning code to better meet the city's needs. Possible changes include the following:c. Create a New Substantial Conformance Process. The zoning code currently requires applicants to submit a new application if they wish to make any changes to an approved permit – even if the change is very minor in nature. Under this option, a substantial conformance process would be developed to allow administrative approval of specified minor alterations while still requiring Planning Commission consideration of more substantive changes.	40.00% 2
Option 3: Other (please specify)	20.00% 1
Total Respondents: 5	

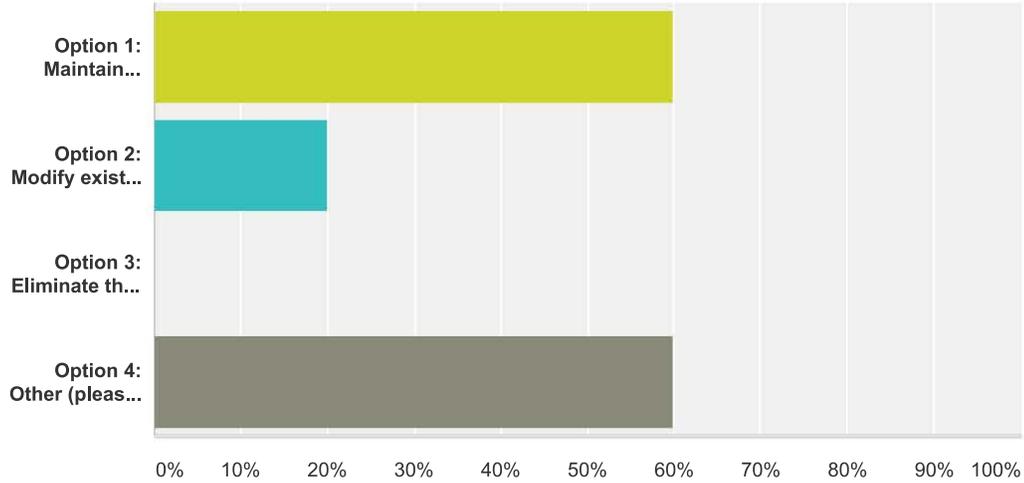
#	Option 3: Other (please specify)	Date
1	Don't understand a.	4/18/2015 6:25 PM

Item #: 7.A. Attach 1.pdf

Q18 Issue 11.A: Authority of Architecture and Site Review Committee (Page 25)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



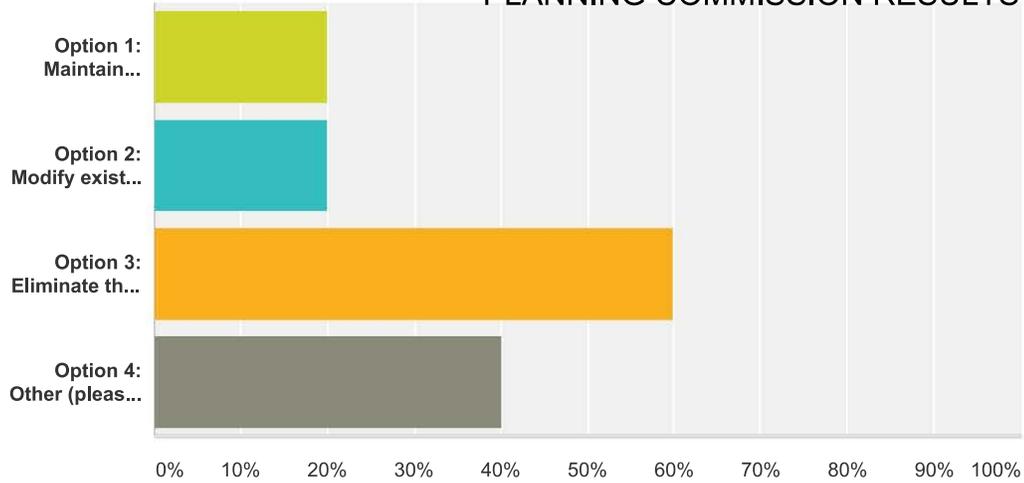
Answer Choices	Responses
Option 1: Maintain existing authority of Architecture and Site Committee.	60.00% 3
Option 2: Modify existing role of the Architecture and Site Committee. Authorize the Architecture and Site Committee to approve or deny design permit applications. Thresholds may be established for the projects that require Architecture and Site Committee approval rather than Planning Commission approval. Under this approach, decisions rendered by the Committee could be appealed to the Planning Commission.	20.00% 1
Option 3: Eliminate the Architecture and Site Committee. Three of the six members of the Committee are City staff. The project planner could work with these staff members and outside experts to address project design issues.	0.00% 0
Option 4: Other (please specify)	60.00% 3
Total Respondents: 5	

#	Option 4: Other (please specify)	Date
1	Since the stakeholder feedback is devided, I would welcome a discussion on this issue	4/23/2015 4:51 PM
2	have purely architectural feedback.	4/23/2015 12:58 PM
3	skipped	4/23/2015 9:55 AM

Q18 Issue 11.A: Authority of Architecture and Site Review Committee (Page 25)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices	Responses
Option 1: Maintain existing authority of Architecture and Site Committee.	20.00% 1
Option 2: Modify existing role of the Architecture and Site Committee. Authorize the Architecture and Site Committee to approve or deny design permit applications. Thresholds may be established for the projects that require Architecture and Site Committee approval rather than Planning Commission approval. Under this approach, decisions rendered by the Committee could be appealed to the Planning Commission.	20.00% 1
Option 3: Eliminate the Architecture and Site Committee. Three of the six members of the Committee are City staff. The project planner could work with these staff members and outside experts to address project design issues.	60.00% 3
Option 4: Other (please specify)	40.00% 2
Total Respondents: 5	

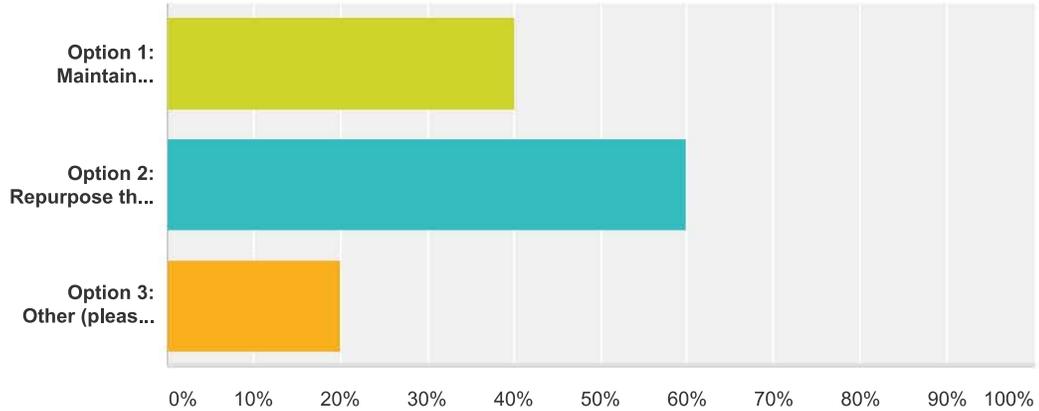
#	Option 4: Other (please specify)	Date
1	Staff to act as arch and site with a written set of standards and issues they would look at.	4/18/2015 6:27 PM
2	The City should development a preliminary application review process.	4/16/2015 8:27 AM

Item #: 7.A. Attach 1.pdf

Q19 Issue 11.B: Architecture and Site Review. Timing of Design Permit Review (Page 26)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS

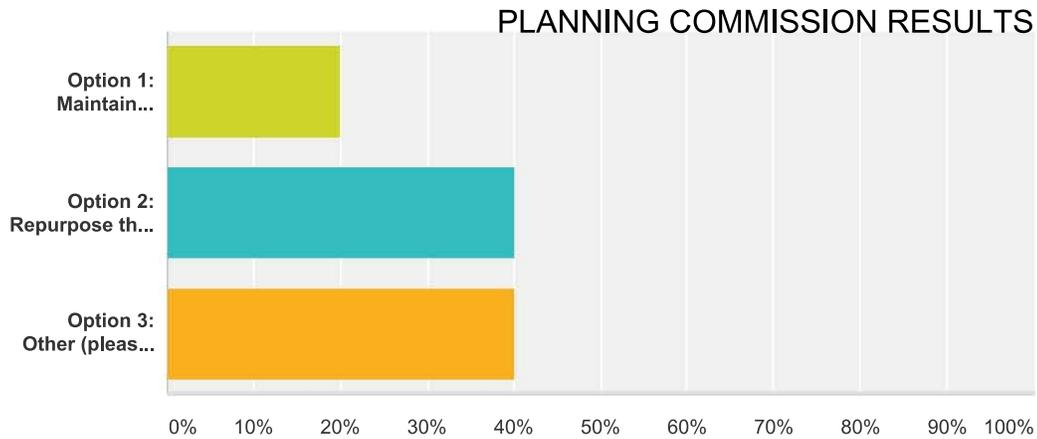


Answer Choices	Responses
Option 1: Maintain existing timing of Architecture and Site Review.	40.00% 2
Option 2: Repurpose the committee to be a pre-design committee. In this option, the committee would meet with an applicant prior to accepting a formal development application. The committee would identify characteristics of the site/neighborhood to guide the future design. Staff would provide guidance on the development requirements for zoning, public works, and building.	60.00% 3
Option 3: Other (please specify)	20.00% 1
Total Respondents: 5	

#	Option 3: Other (please specify)	Date
1	Since the stakeholder feedback is divided, I would welcome a discussion on this issue	4/23/2015 4:51 PM

Q19 Issue 11.B: Architecture and Site Review. Timing of Design Permit Review (Page 26)

Answered: 5 Skipped: 0



Answer Choices	Responses
Option 1: Maintain existing timing of Architecture and Site Review.	20.00% 1
Option 2: Repurpose the committee to be a pre-design committee. In this option, the committee would meet with an applicant prior to accepting a formal development application. The committee would identify characteristics of the site/neighborhood to guide the future design. Staff would provide guidance on the development requirements for zoning, public works, and building.	40.00% 2
Option 3: Other (please specify)	40.00% 2
Total Respondents: 5	

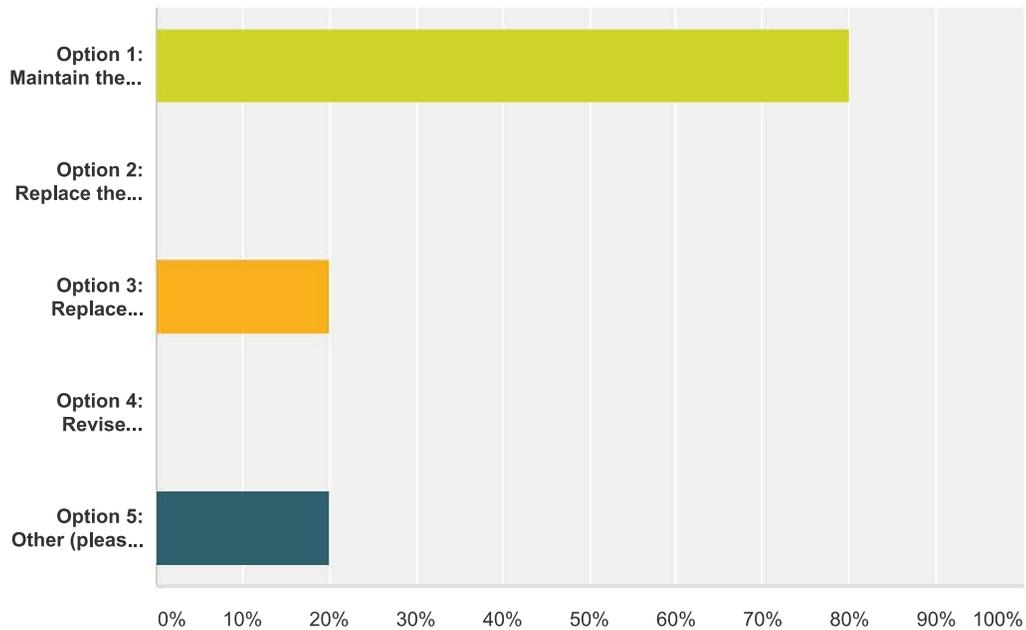
#	Option 3: Other (please specify)	Date
1	Eliminate the Architecture and Site Review Committee	4/16/2015 8:27 AM
2	see 18	4/15/2015 5:49 PM

Item #: 7.A. Attach 1.pdf

Q20 Issue 11.C. Composition of Architecture and Site Committee (Page 26)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



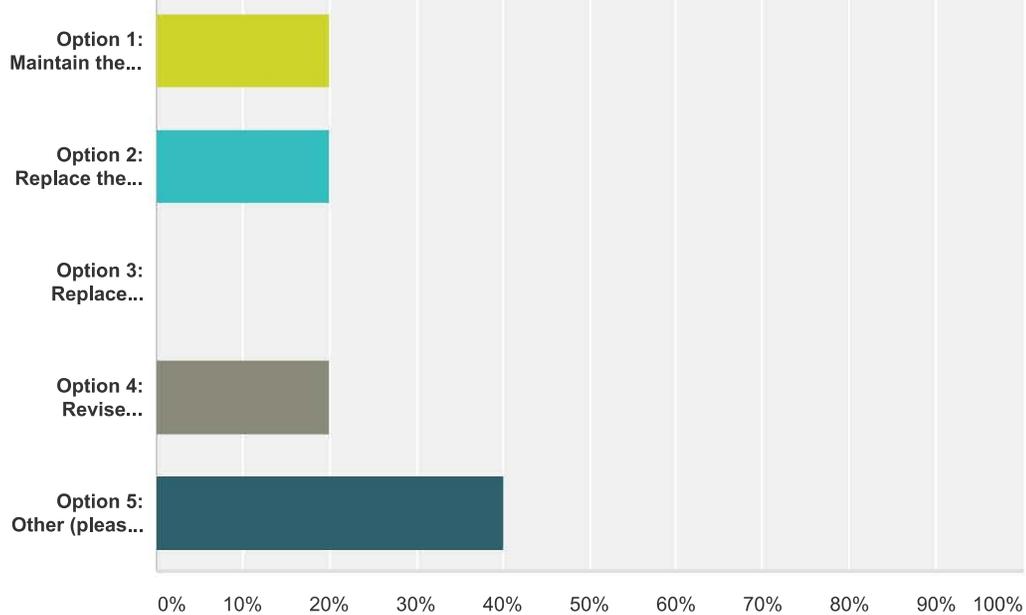
Answer Choices	Responses
Option 1: Maintain the existing composition of the Architecture and Site Committee.	80.00% 4
Option 2: Replace the committee with a City Architect. Under this option, the City would contract an architect to review all development applications, provide design solutions, and make recommendations to staff and the Planning Commission. The downside of this option is that the valuable input of the historian and landscape architect would be eliminated in the review, unless those services are also separately contracted.	0.00% 0
Option 3: Replace committee with an Architectural Peer review committee. The committee could be replaced with an architectural peer review committee made up of three or more architects. The architectural peer review committee would continue to make a recommendation to the Planning Commission.	20.00% 1
Option 4: Revise committee to add any of the following: water district staff, sewer district staff, fire district staff, additional architect, and/or a citizen's representative.	0.00% 0
Option 5: Other (please specify)	20.00% 1
Total Respondents: 5	

#	Option 5: Other (please specify)	Date
1	Since the stakeholder feedback is devided, I would welcome a discussion on this issue	4/23/2015 4:51 PM

Q20 Issue 11.C. Composition of Architecture and Site Committee (Page 26)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices	Responses
Option 1: Maintain the existing composition of the Architecture and Site Committee.	20.00% 1
Option 2: Replace the committee with a City Architect. Under this option, the City would contract an architect to review all development applications, provide design solutions, and make recommendations to staff and the Planning Commission. The downside of this option is that the valuable input of the historian and landscape architect would be eliminated in the review, unless those services are also separately contracted.	20.00% 1
Option 3: Replace committee with an Architectural Peer review committee. The committee could be replaced with an architectural peer review committee made up of three or more architects. The architectural peer review committee would continue to make a recommendation to the Planning Commission.	0.00% 0
Option 4: Revise committee to add any of the following: water district staff, sewer district staff, fire district staff, additional architect, and/or a citizen's representative.	20.00% 1
Option 5: Other (please specify)	40.00% 2
Total Respondents: 5	

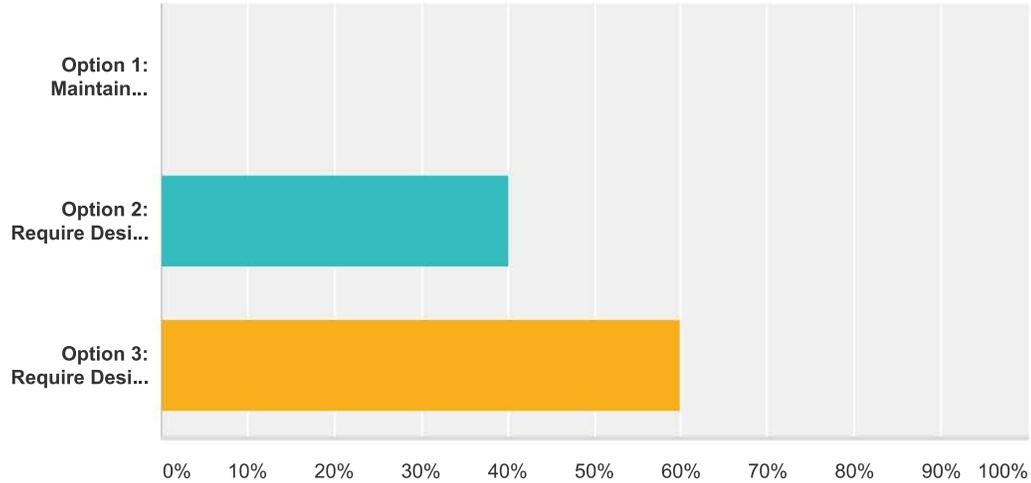
#	Option 5: Other (please specify)	Date
1	Eliminate the Architecture and Site Review Committee and develop a preliminary application review process which involves and staff and the various other agencies involved in the project.	4/16/2015 8:27 AM
2	see 18	4/15/2015 5:49 PM

Item #: 7.A. Attach 1.pdf

Q21 Issue 12A: Design Permits (Page 27)A. When a Design Permit is Required – Commercial Uses (Page 27)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS

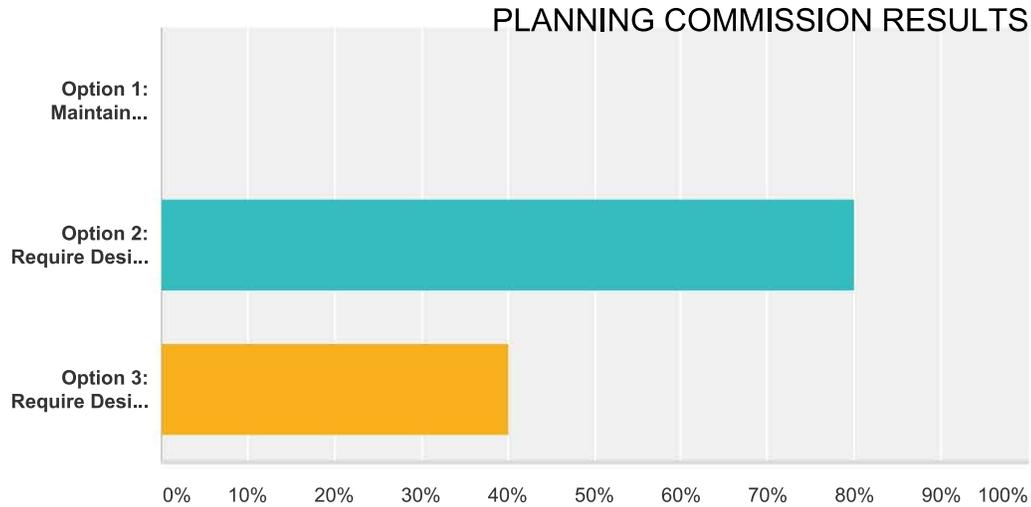


Answer Choices	Responses
Option 1: Maintain existing thresholds for commercial design permits.	0.00% 0
Option 2: Require Design Permits only for Exterior Modifications. With this option, a design permit would be required to establish a new use only with an exterior modification to the structure.	40.00% 2
Option 3: Require Design Permit only for Larger Projects. Design permit thresholds could be lowered so that fewer types of commercial projects require a Design Permit. This approach could be similar to Santa Cruz, where design permits are required only for new commercial structures and exterior remodel increasing floor area by 25 percent or exceeding a specified dollar value.	60.00% 3
Total Respondents: 5	

#	Option 4: Other (please specify)	Date
	There are no responses.	

**Q21 Issue 12A: Design Permits (Page 27)A.
When a Design Permit is Required –
Commercial Uses (Page 27)**

Answered: 5 Skipped: 0



Answer Choices	Responses
Option 1: Maintain existing thresholds for commercial design permits.	0.00% 0
Option 2: Require Design Permits only for Exterior Modifications. With this option, a design permit would be required to establish a new use only with an exterior modification to the structure.	80.00% 4
Option 3: Require Design Permit only for Larger Projects. Design permit thresholds could be lowered so that fewer types of commercial projects require a Design Permit. This approach could be similar to Santa Cruz, where design permits are required only for new commercial structures and exterior remodel increasing floor area by 25 percent or exceeding a specified dollar value.	40.00% 2
Total Respondents: 5	

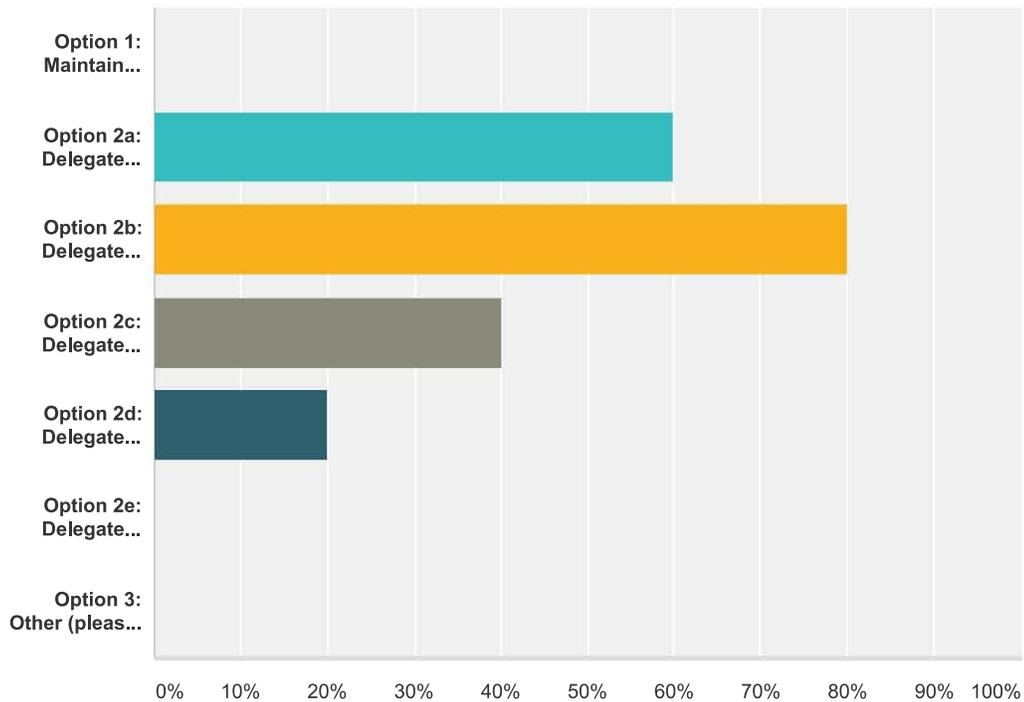
#	Option 4: Other (please specify)	Date
	There are no responses.	

Item #: 7.A. Attach 1.pdf

Q22 Issue 12.B. Design Permit Approval Authority – Commercial Use (Page 27)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



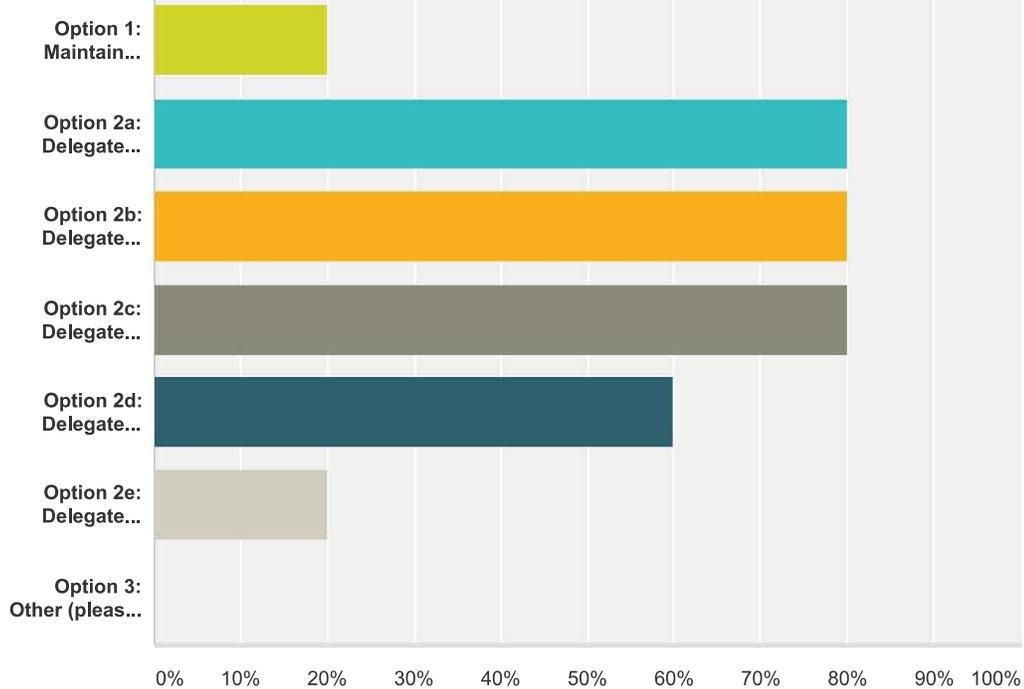
Answer Choices	Responses
Option 1: Maintain existing review authority.	0.00% 0
Option 2a: Delegate limited approval authority to the Director With this option, the Director would approve more types of commercial projects requiring a Design Permit. For example, the Director could approve:a. Minor repairs, changes and improvement to existing structures which use similar, compatible or upgraded quality building materials.	60.00% 3
Option 2b: Delegate limited approval authority to the Director With this option, the Director would approve more types of commercial projects requiring a Design Permit. For example, the Director could approve:b. Additions not visible from the front façade up to a specified square-footage threshold.	80.00% 4
Option 2c: Delegate limited approval authority to the Director With this option, the Director would approve more types of commercial projects requiring a Design Permit. For example, the Director could approve:c. Expansion of one tenant space into a second tenant space in a multi-tenant building.	40.00% 2
Option 2d: Delegate limited approval authority to the Director With this option, the Director would approve more types of commercial projects requiring a Design Permit. For example, the Director could approve:d. Dish-type antenna greater than 24 inches as specified.	20.00% 1
Option 2e: Delegate limited approval authority to the Director With this option, the Director would approve more types of commercial projects requiring a Design Permit. For example, the Director could approve:e. Accessory structures	0.00% 0
Option 3: Other (please specify)	0.00% 0
Total Respondents: 5	

#	Option 3: Other (please specify)	Date
	There are no responses.	

Q22 Issue 12.B. Design Permit Approval Authority – Commercial Use (Page 27)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices	Responses
Option 1: Maintain existing review authority.	20.00% 1
Option 2a: Delegate limited approval authority to the Director With this option, the Director would approve more types of commercial projects requiring a Design Permit. For example, the Director could approve:a. Minor repairs, changes and improvement to existing structures which use similar, compatible or upgraded quality building materials.	80.00% 4
Option 2b: Delegate limited approval authority to the Director With this option, the Director would approve more types of commercial projects requiring a Design Permit. For example, the Director could approve:b. Additions not visible from the front façade up to a specified square-footage threshold.	80.00% 4
Option 2c: Delegate limited approval authority to the Director With this option, the Director would approve more types of commercial projects requiring a Design Permit. For example, the Director could approve:c. Expansion of one tenant space into a second tenant space in a multi-tenant building.	80.00% 4
Option 2d: Delegate limited approval authority to the Director With this option, the Director would approve more types of commercial projects requiring a Design Permit. For example, the Director could approve:d. Dish-type antenna greater than 24 inches as specified.	60.00% 3
Option 2e: Delegate limited approval authority to the Director With this option, the Director would approve more types of commercial projects requiring a Design Permit. For example, the Director could approve:e. Accessory structures	20.00% 1
Option 3: Other (please specify)	0.00% 0
Total Respondents: 5	

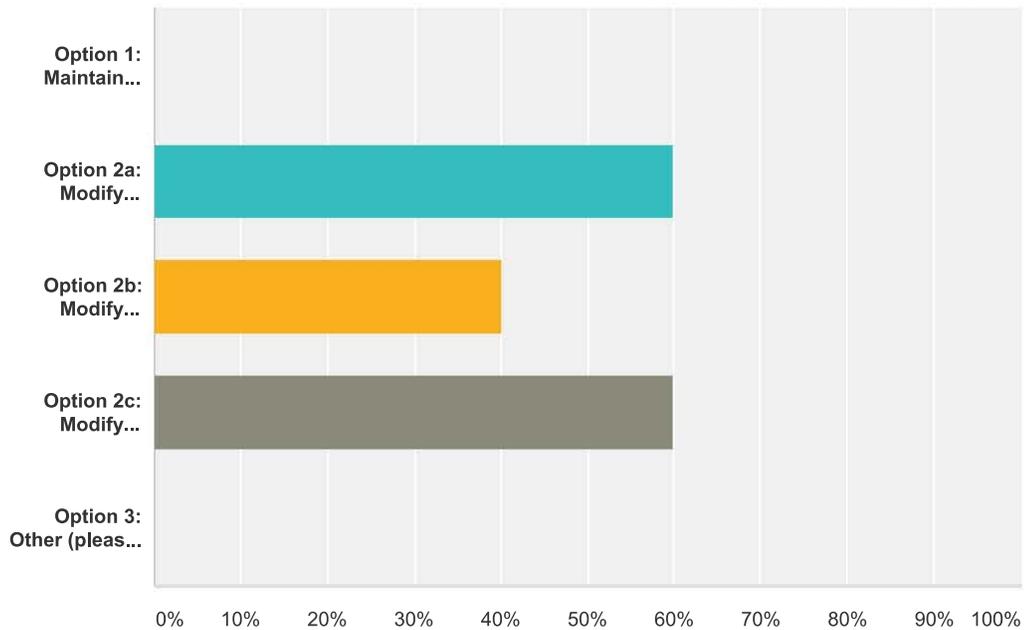
#	Option 3: Other (please specify)	Date
	There are no responses.	

Item #: 7.A. Attach 1.pdf

Q23 Issue 12.C. When a Design Permit is Required – Residential Uses (Page 28)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



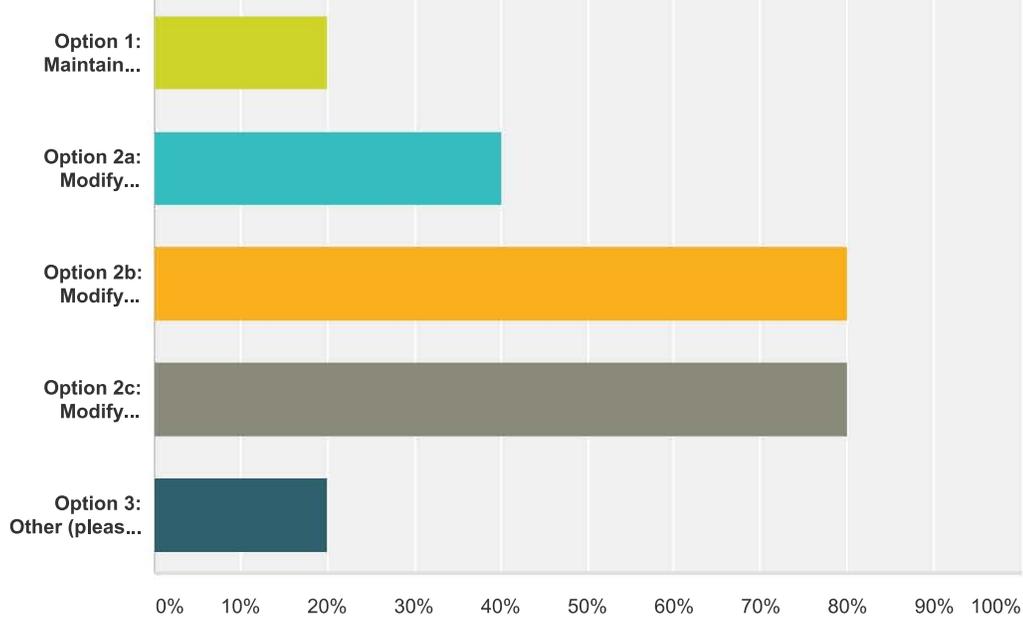
Answer Choices	Responses
Option 1: Maintain existing thresholds.	0.00% 0
Option 2a: Modify threshold for residential design permits. The threshold could be revised in multiple ways. Thresholds that could be modified to include: a. Increase existing threshold (greater than 400 square feet) for additions located on the rear of a single family home	60.00% 3
Option 2b: Modify threshold for residential design permits. The threshold could be revised in multiple ways. Thresholds that could be modified to include: b. Allow first story additions (unlimited) that are located on the back of an existing home and comply with all standards of the code.	40.00% 2
Option 2c: Modify threshold for residential design permits. The threshold could be revised in multiple ways. Thresholds that could be modified to include: c. Allow minor additions to the front of a building that upgrade the front façade and comply with all standards of the code. Minor additions could include enclosing recessed entrances, enclosing open front porches, and installation of bay windows.	60.00% 3
Option 3: Other (please specify)	0.00% 0
Total Respondents: 5	

#	Option 3: Other (please specify)	Date
	There are no responses.	

Q23 Issue 12.C. When a Design Permit is Required – Residential Uses (Page 28)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices	Responses
Option 1: Maintain existing thresholds.	20.00% 1
Option 2a: Modify threshold for residential design permits. The threshold could be revised in multiple ways. Thresholds that could be modified to include: a. Increase existing threshold (greater than 400 square feet) for additions located on the rear of a single family home	40.00% 2
Option 2b: Modify threshold for residential design permits. The threshold could be revised in multiple ways. Thresholds that could be modified to include: b. Allow first story additions (unlimited) that are located on the back of an existing home and comply with all standards of the code.	80.00% 4
Option 2c: Modify threshold for residential design permits. The threshold could be revised in multiple ways. Thresholds that could be modified to include: c. Allow minor additions to the front of a building that upgrade the front façade and comply with all standards of the code. Minor additions could include enclosing recessed entrances, enclosing open front porches, and installation of bay windows.	80.00% 4
Option 3: Other (please specify)	20.00% 1
Total Respondents: 5	

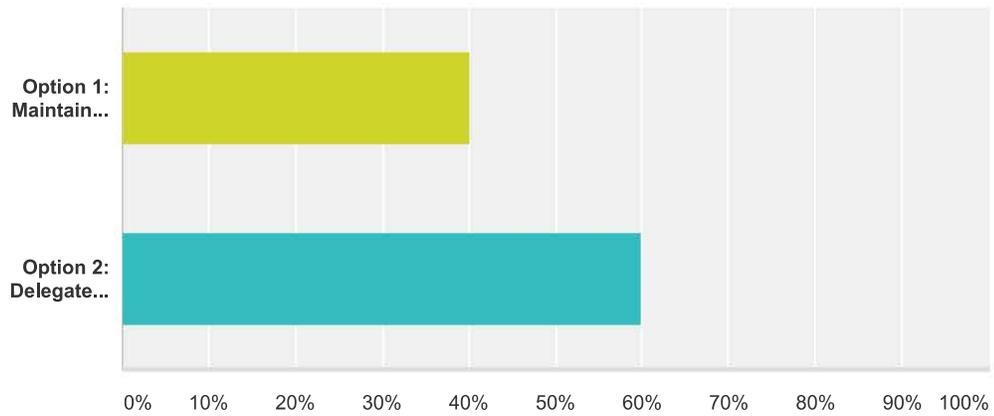
#	Option 3: Other (please specify)	Date
1	I have strong reservations about changing these since our staff changes so often and each new staff member needs a couple of years to learn what "minor" means here in Capitola.	4/18/2015 6:30 PM

Item #: 7.A. Attach 1.pdf

Q24 Issue 12.D. Design Permit Approval Authority – Residential Use (Page 29)

Answered: 5 Skipped: 0

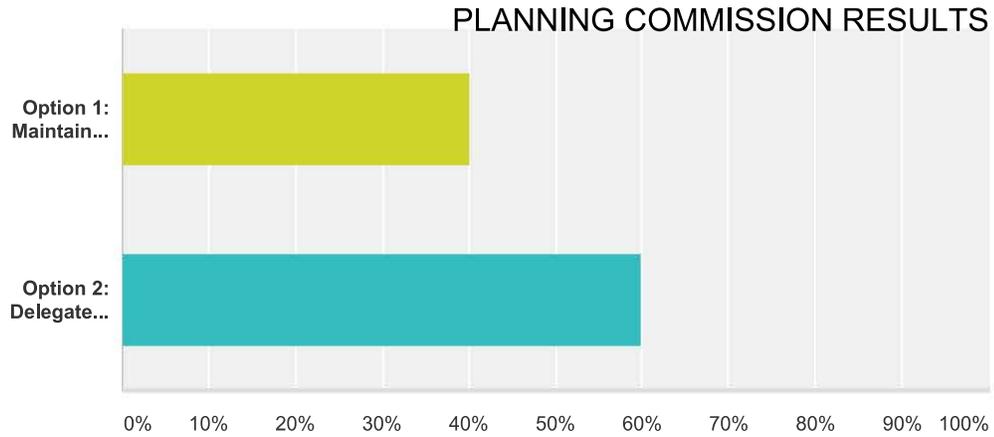
CITY COUNCIL RESULTS



Answer Choices		Responses
Option 1: Maintain existing review authority.		40.00% 2
Option 2: Delegate limited approval authority to the Director. With this option, the Director would approve more types of residential projects requiring a Design Permit.		60.00% 3
Total Respondents: 5		
#	Option 3: Other (please specify)	Date
	There are no responses.	

Q24 Issue 12.D. Design Permit Approval Authority – Residential Use (Page 29)

Answered: 5 Skipped: 0



Answer Choices	Responses
Option 1: Maintain existing review authority.	40.00% 2
Option 2: Delegate limited approval authority to the Director. With this option, the Director would approve more types of residential projects requiring a Design Permit.	60.00% 3
Total Respondents: 5	

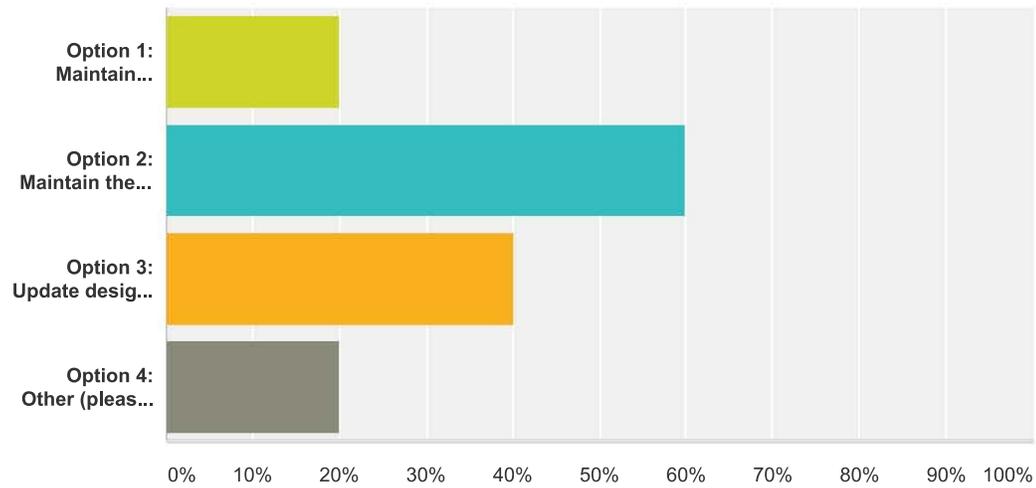
#	Option 3: Other (please specify)	Date
	There are no responses.	

Item #: 7.A. Attach 1.pdf

Q25 Issue 12.E: Consideration for Design Permit Approval (Page 29)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS

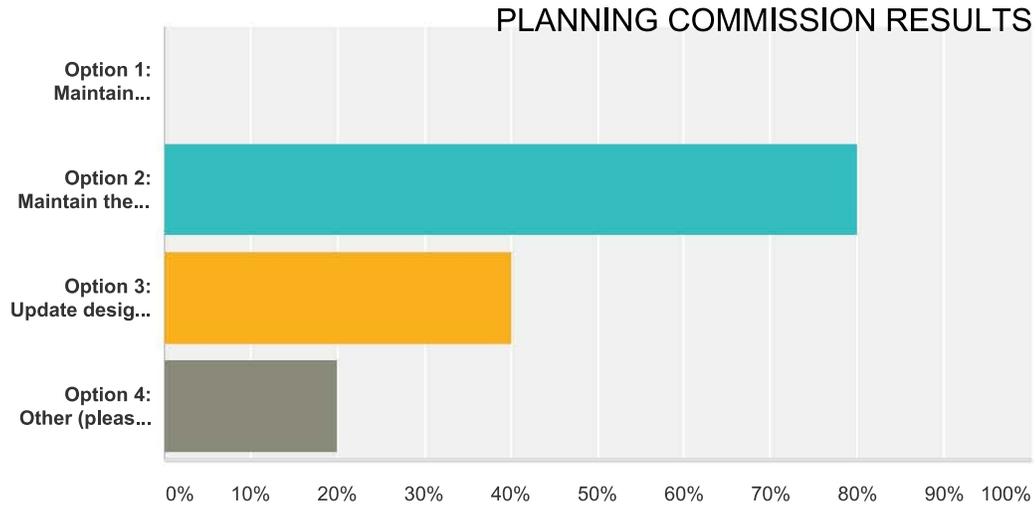


Answer Choices	Responses
Option 1: Maintain existing architecture and site considerations.	20.00% 1
Option 2: Maintain the existing architecture and site considerations with additional considerations focused on design, including massing; height, scale and articulation, neighborhood compatibility; privacy; quality exterior materials; and submittal requirements	60.00% 3
Option 3: Update design considerations to focus on design rather than including ancillary issues. In this option, existing ancillary issues would be removed from the criteria and the updated list would focus on design, materials, context, and compatibility.	40.00% 2
Option 4: Other (please specify)	20.00% 1
Total Respondents: 5	

#	Option 4: Other (please specify)	Date
1	O3 with special emphasis on neighborhood compatibility including a provision for input from adjacent homeowners	4/23/2015 4:56 PM

Q25 Issue 12.E: Consideration for Design Permit Approval (Page 29)

Answered: 5 Skipped: 0



Answer Choices	Responses
Option 1: Maintain existing architecture and site considerations.	0.00% 0
Option 2: Maintain the existing architecture and site considerations with additional considerations focused on design, including massing; height, scale and articulation, neighborhood compatibility; privacy; quality exterior materials; and submittal requirements	80.00% 4
Option 3: Update design considerations to focus on design rather than including ancillary issues. In this option, existing ancillary issues would be removed from the criteria and the updated list would focus on design, materials, context, and compatibility.	40.00% 2
Option 4: Other (please specify)	20.00% 1
Total Respondents: 5	

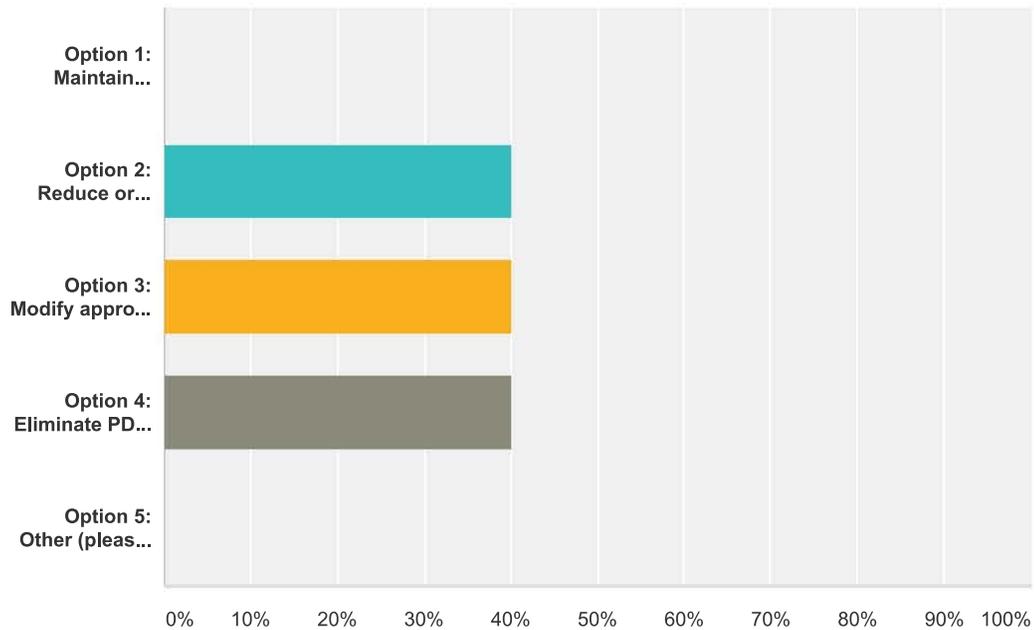
#	Option 4: Other (please specify)	Date
1	What are the "ancillary issue"?	4/18/2015 6:30 PM

Item #: 7.A. Attach 1.pdf

Q26 Issue 13: Planned Development (Page 30)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



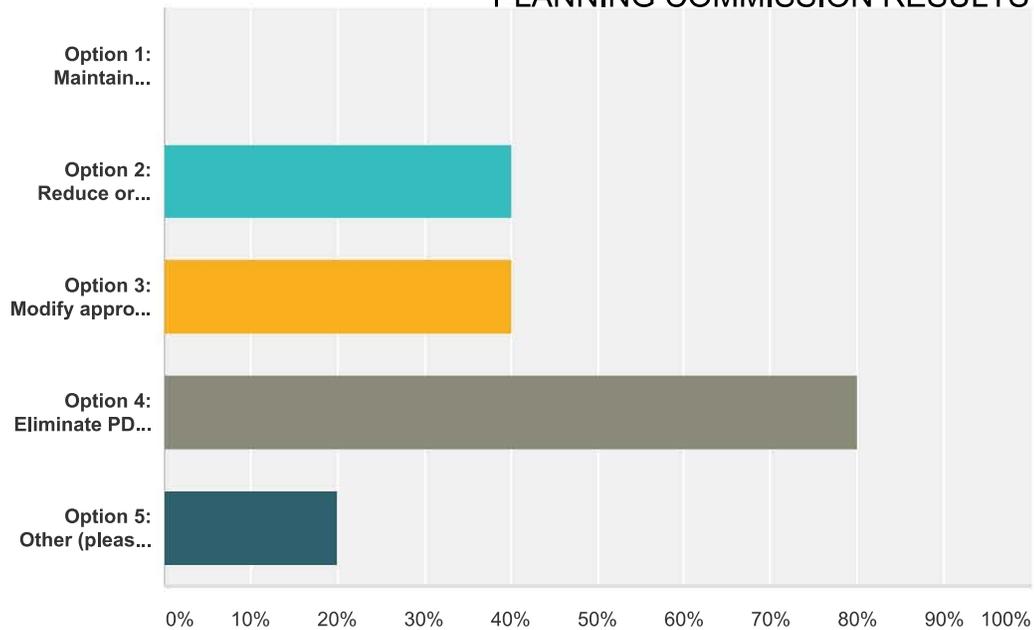
Answer Choices	Responses
Option 1: Maintain existing regulations.	0.00% 0
Option 2: Reduce or eliminate minimum parcel size requirement. Reduce the minimum parcel size required to establish a PD district, or eliminate the minimum parcel size requirement entirely. This option would eliminate or establish a new minimum parcel size (possibly 1 or 2 acres). It is typical for there to be some minimum size requirement, so that individual single-family lots cannot be rezoned to PD, for example.	40.00% 2
Option 3: Modify approval process. Modify the planned development review process so that the City Council reviews the preliminary development plan as well as the general development plan. This change would add an additional step in the process but would increase certainty for applicants and allow the City Council to influence project design earlier in the process.	40.00% 2
Option 4: Eliminate PD. Eliminate the PD district entirely. To deviate from standards of the applicable zoning district, an applicant would need to receive a variance, a rezone, or some other exception to development standards.	40.00% 2
Option 5: Other (please specify)	0.00% 0
Total Respondents: 5	

#	Option 5: Other (please specify)	Date
	There are no responses.	

Q26 Issue 13: Planned Development (Page 30)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices	Responses
Option 1: Maintain existing regulations.	0.00% 0
Option 2: Reduce or eliminate minimum parcel size requirement. Reduce the minimum parcel size required to establish a PD district, or eliminate the minimum parcel size requirement entirely. This option would eliminate or establish a new minimum parcel size (possibly 1 or 2 acres). It is typical for there to be some minimum size requirement, so that individual single-family lots cannot be rezoned to PD, for example.	40.00% 2
Option 3: Modify approval process. Modify the planned development review process so that the City Council reviews the preliminary development plan as well as the general development plan. This change would add an additional step in the process but would increase certainty for applicants and allow the City Council to influence project design earlier in the process.	40.00% 2
Option 4: Eliminate PD. Eliminate the PD district entirely. To deviate from standards of the applicable zoning district, an applicant would need to receive a variance, a rezone, or some other exception to development standards.	80.00% 4
Option 5: Other (please specify)	20.00% 1
Total Respondents: 5	

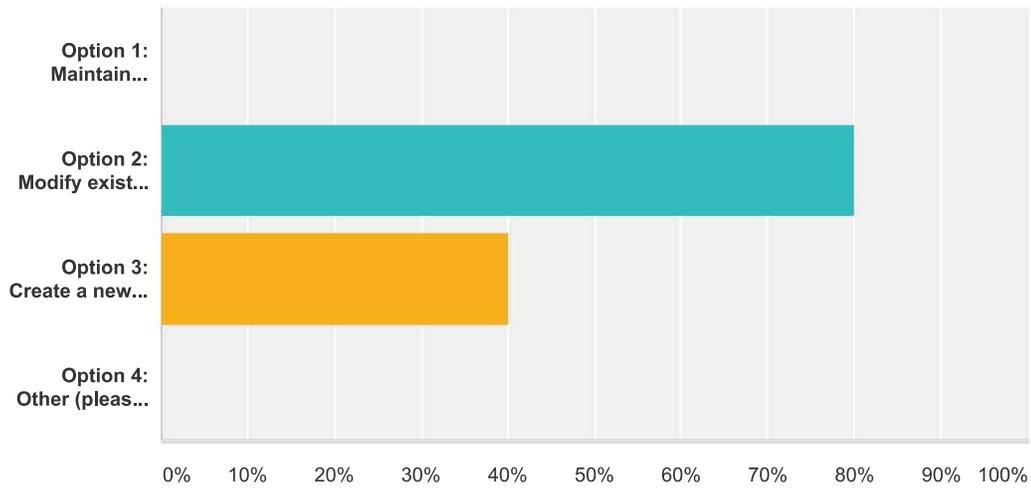
#	Option 5: Other (please specify)	Date
1	This needs far more discussion to make a decision	4/18/2015 6:33 PM

Item #: 7.A. Attach 1.pdf

Q27 Issue 14: Environmental and Hazard Overlays (Page 30)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



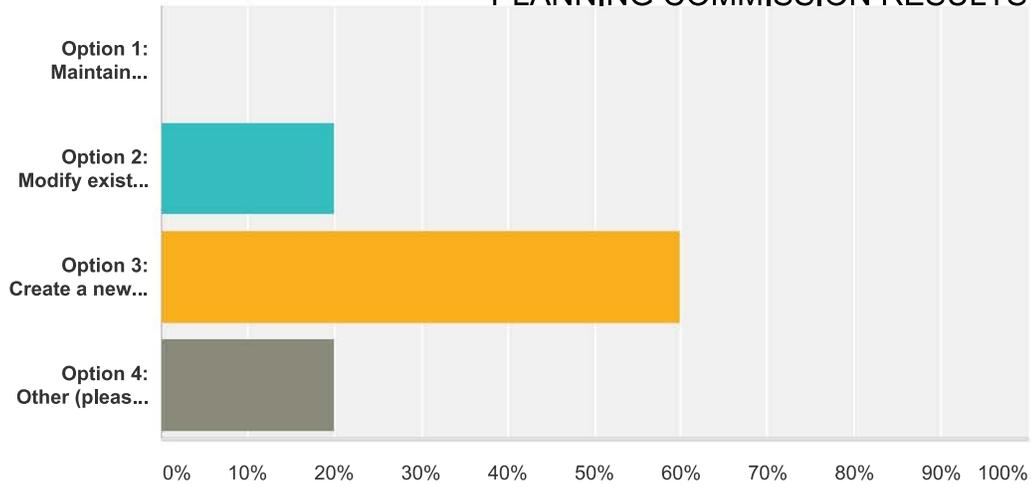
Answer Choices	Responses
Option 1: Maintain existing overlays and clarify boundaries. In this option all five of the existing environmental and hazard overlays would be maintained and shown on the zoning map.	0.00% 0
Option 2: Modify existing overlays. This option would modify existing overlays as described below: <ul style="list-style-type: none"> Archaeological/Paleontological Resources (APR). Eliminate this overlay zone. Continue to require the preparation of an archaeological survey report and mitigation plan for any project which disturbs native soils in an area with a probability of containing archaeological resources. Continue to address issue through CEQA process. Automatic Review (AR). Remove this overlay zone as it duplicates current process. Coastal Zone (CZ). Maintain this overlay zone as required by State law. Floodplain (F). Move existing Chapter 17.50 (Floodplain District) out of the zoning code and remove the floodplain overlay boundaries from the zoning map. Floodplain regulations are administered by the Building Official, not the Community Development Director, and should be located in Title 15 (Buildings and Construction), not the zoning code. The boundaries of this overlay should not be included in the zoning map, as they are based on FIRM maps which are frequently changing, particularly with rising seas. Geological Hazards (GH). Eliminate this overlay zone and replace with citywide standards for proposed development in beach areas, bluff and cliff areas, landslides-prone areas, and steep slope areas - Chapter 17.95 (Environmentally Sensitive Habitats). Map boundaries of these areas as a new overlay zone and maintain existing regulations. 	80.00% 4
Option 3: Create a new, consolidated environmental/hazards overlay. This option would merge the overlays into one new environmental/hazards overlay. The zoning code would state that proposed development within these areas could be subject to additional standards and limitations. The Coastal Zone overlay would remain as a separate overlay. This option could be combined with the creation of new citywide standards that would address geological hazards, flood hazards, sensitive habitat, and archaeological/paleontological resources.	40.00% 2
Option 4: Other (please specify)	0.00% 0
Total Respondents: 5	

#	Option 4: Other (please specify)	Date
	There are no responses.	

Q27 Issue 14: Environmental and Hazard Overlays (Page 30)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices	Responses
Option 1: Maintain existing overlays and clarify boundaries. In this option all five of the existing environmental and hazard overlays would be maintained and shown on the zoning map.	0.00% 0
Option 2: Modify existing overlays. This option would modify existing overlays as described below: <ul style="list-style-type: none"> Archaeological/Paleontological Resources (APR). Eliminate this overlay zone. Continue to require the preparation of an archaeological survey report and mitigation plan for any project which disturbs native soils in an area with a probability of containing archaeological resources. Continue to address issue through CEQA process. Automatic Review (AR). Remove this overlay zone as it duplicates current process. Coastal Zone (CZ). Maintain this overlay zone as required by State law. Floodplain (F). Move existing Chapter 17.50 (Floodplain District) out of the zoning code and remove the floodplain overlay boundaries from the zoning map. Floodplain regulations are administered by the Building Official, not the Community Development Director, and should be located in Title 15 (Buildings and Construction), not the zoning code. The boundaries of this overlay should not be included in the zoning map, as they are based on FIRM maps which are frequently changing, particularly with rising seas. Geological Hazards (GH). Eliminate this overlay zone and replace with citywide standards for proposed development in beach areas, bluff and cliff areas, landslides-prone areas, and steep slope areas - Chapter 17.95 (Environmentally Sensitive Habitats). Map boundaries of these areas as a new overlay zone and maintain existing regulations. 	20.00% 1
Option 3: Create a new, consolidated environmental/hazards overlay. This option would merge the overlays into one new environmental/hazards overlay. The zoning code would state that proposed development within these areas could be subject to additional standards and limitations. The Coastal Zone overlay would remain as a separate overlay. This option could be combined with the creation of new citywide standards that would address geological hazards, flood hazards, sensitive habitat, and archaeological/paleontological resources.	60.00% 3
Option 4: Other (please specify)	20.00% 1
Total Respondents: 5	

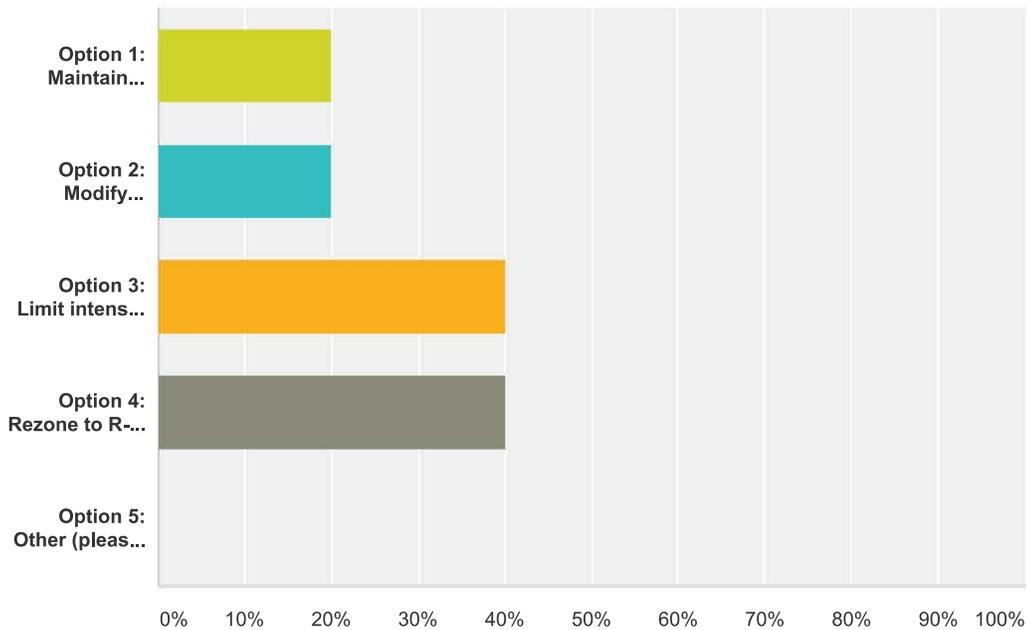
#	Option 4: Other (please specify)	Date
1	I don't have enough information to make a choice. How do state and federal laws apply and what are other cities doing?	4/18/2015 6:33 PM

Item #: 7.A. Attach 1.pdf

Q28 Issue 15: Visitor-Serving Uses on Depot Hill (Page 31)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



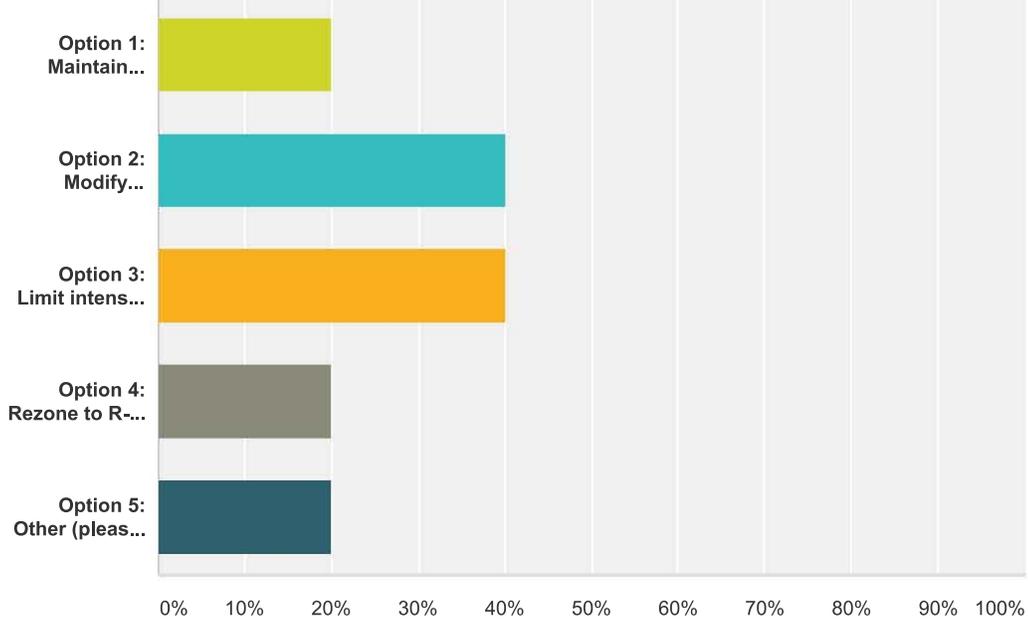
Answer Choices	Responses
Option 1: Maintain existing permitted uses.	20.00% 1
Option 2: Modify permitted use. With this option the VS zoning would remain on the El Salto and Monarch Cove Inn properties, but the land uses permitted on the properties would be restricted. For example, uses permitted on the Monarch Cove Inn property could be limited to residential and visitor accommodation uses, with other non-residential commercial uses currently allowed, such as carnivals and circuses, no longer permitted.	20.00% 1
Option 3: Limit intensity of visitor accommodation uses. This option would also maintain the VS zoning on the El Salto and Monarch Cove Inn properties, but would reduce the maximum permitted intensity of hotels and other visitor accommodation uses on the site. This could be accomplished by limiting the square footage of new or existing uses, specifying a maximum number of permitted guest rooms, or reducing the maximum allowable lot coverage on the site.	40.00% 2
Option 4: Rezone to R-1. A final option is to eliminate the VS zoning that applies to the Monarch Cove Inn and El Salto properties. Currently the properties are subject to VS/R-1 "dual zoning," meaning that both the R-1 and VS zoning standards apply to the property. If the VS zoning were eliminated, visitor accommodation and related visitor-serving uses (aside from bed and breakfast establishments) would not be allowed on the properties.	40.00% 2
Option 5: Other (please specify)	0.00% 0
Total Respondents: 5	

#	Option 5: Other (please specify)	Date
	There are no responses.	

Q28 Issue 15: Visitor-Serving Uses on Depot Hill (Page 31)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices	Responses
Option 1: Maintain existing permitted uses.	20.00% 1
Option 2: Modify permitted use. With this option the VS zoning would remain on the El Salto and Monarch Cove Inn properties, but the land uses permitted on the properties would be restricted. For example, uses permitted on the Monarch Cove Inn property could be limited to residential and visitor accommodation uses, with other non-residential commercial uses currently allowed, such as carnivals and circuses, no longer permitted.	40.00% 2
Option 3: Limit intensity of visitor accommodation uses. This option would also maintain the VS zoning on the El Salto and Monarch Cove Inn properties, but would reduce the maximum permitted intensity of hotels and other visitor accommodation uses on the site. This could be accomplished by limiting the square footage of new or existing uses, specifying a maximum number of permitted guest rooms, or reducing the maximum allowable lot coverage on the site.	40.00% 2
Option 4: Rezone to R-1. A final option is to eliminate the VS zoning that applies to the Monarch Cove Inn and El Salto properties. Currently the properties are subject to VS/R-1 "dual zoning," meaning that both the R-1 and VS zoning standards apply to the property. If the VS zoning were eliminated, visitor accommodation and related visitor-serving uses (aside from bed and breakfast establishments) would not be allowed on the properties.	20.00% 1
Option 5: Other (please specify)	20.00% 1
Total Respondents: 5	

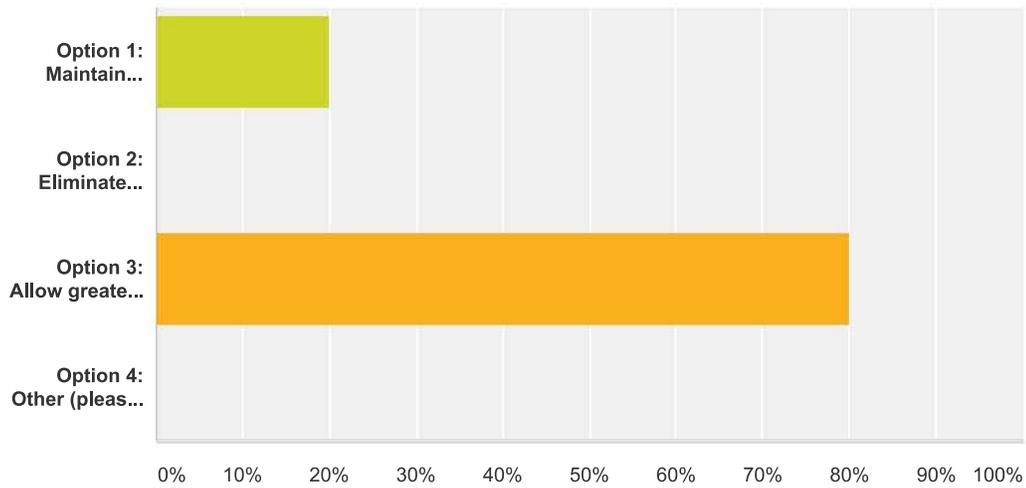
#	Option 5: Other (please specify)	Date
1	I thought the Coastal Commission would not let us eliminate a VS zone?	4/18/2015 6:33 PM

Item #: 7.A. Attach 1.pdf

Q29 Issue 16.A: Height in Residential Neighborhoods (Page 32)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



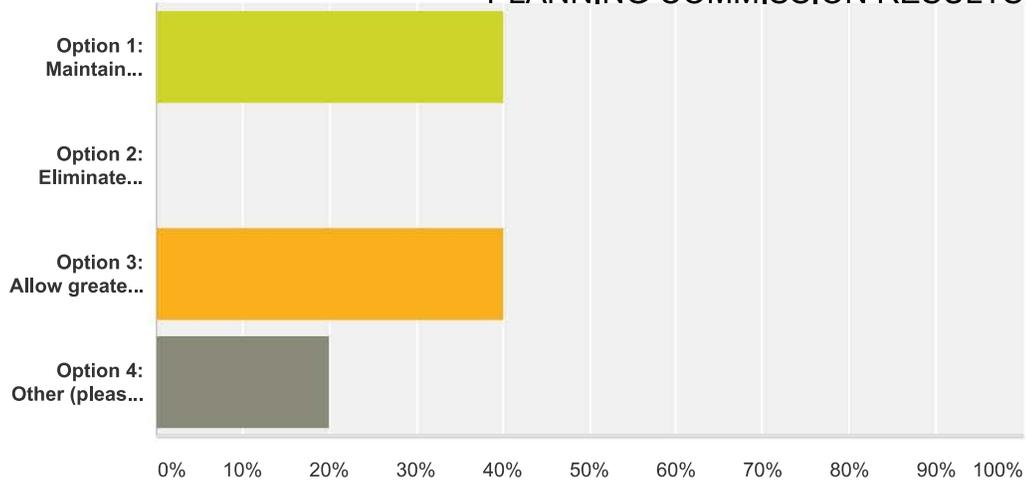
Answer Choices	Responses
Option 1: Maintain existing standards.	20.00% 1
Option 2: Eliminate 27-foot exception. This option would eliminate the 27-foot height exception by requiring all buildings to meet either a 25-foot or 27-foot height standard.	0.00% 0
Option 3: Allow greater variation based on existing neighborhood character. This option would allow greater variation in permitted building height based on neighborhood characteristics. There are a number of different ways to achieve this as described in Issue #1.	80.00% 4
Option 4: Other (please specify)	0.00% 0
Total Respondents: 5	

#	Option 4: Other (please specify)	Date
	There are no responses.	

Q29 Issue 16.A: Height in Residential Neighborhoods (Page 32)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices	Responses
Option 1: Maintain existing standards.	40.00% 2
Option 2: Eliminate 27-foot exception. This option would eliminate the 27-foot height exception by requiring all buildings to meet either a 25-foot or 27-foot height standard.	0.00% 0
Option 3: Allow greater variation based on existing neighborhood character. This option would allow greater variation in permitted building height based on neighborhood characteristics. There are a number of different ways to achieve this as described in Issue #1.	40.00% 2
Option 4: Other (please specify)	20.00% 1

Total Respondents: 5

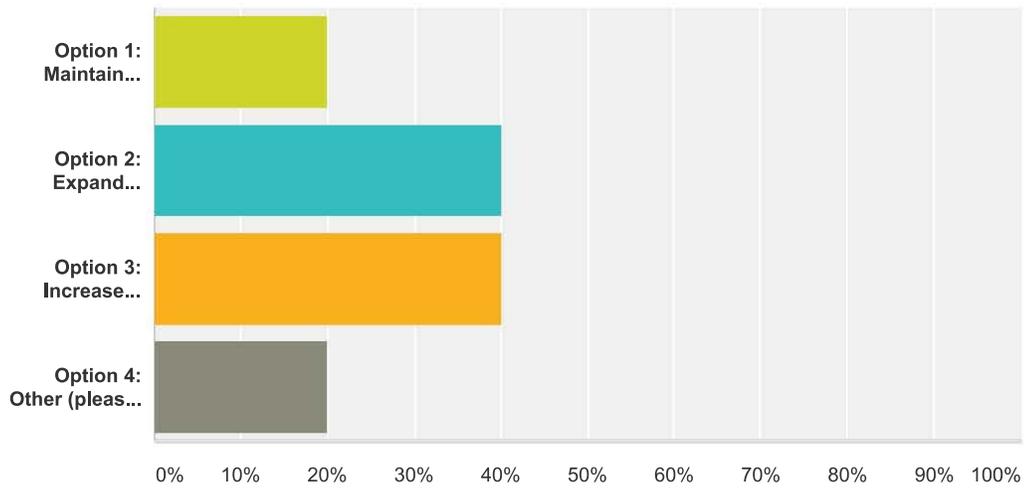
#	Option 4: Other (please specify)	Date
1	Not sure how 2 would be applied. Look at developing different standards for different neighborhoods.	4/18/2015 6:34 PM

Item #: 7.A. Attach 1.pdf

Q30 Issue 16.B: Height in Capitola Village (page 33)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



Answer Choices	Responses
Option 1: Maintain existing standard.	20.00% 1
Option 2: Expand exception provisions. With this option the zoning code could modify the existing exception provision to allow taller buildings in more cases. For example, the Planning Commission could allow taller buildings if it would allow for a superior design or would enable the project to provide a substantial community benefit.	40.00% 2
Option 3: Increase maximum height limit to accommodate 3 stories. The zoning code could increase the maximum allowed building height to accommodate three stories. This could be accompanied by new standards and findings to ensure taller buildings are compatible with the existing Village character and don't negatively impact adjacent residential areas. Allowing three-story buildings in the Village could increase opportunity for new vertical mixed use development with ground floor retail and housing or office uses above.	40.00% 2
Option 4: Other (please specify)	20.00% 1

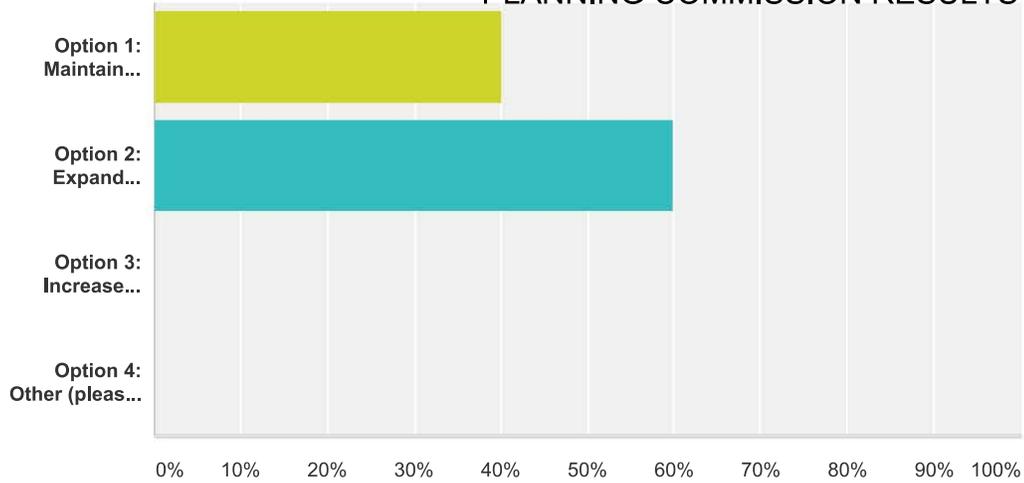
Total Respondents: 5

#	Option 4: Other (please specify)	Date
1	O3 with provision for housing above the ground floor not retail or commercial	4/23/2015 4:59 PM

**Q30 Issue 16.B: Height in Capitola Village
(page 33)**

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices

Responses

Option 1: Maintain existing standard.

40.00% 2

Option 2: Expand exception provisions. With this option the zoning code could modify the existing exception provision to allow taller buildings in more cases. For example, the Planning Commission could allow taller buildings if it would allow for a superior design or would enable the project to provide a substantial community benefit.

60.00% 3

Option 3: Increase maximum height limit to accommodate 3 stories. The zoning code could increase the maximum allowed building height to accommodate three stories. This could be accompanied by new standards and findings to ensure taller buildings are compatible with the existing Village character and don't negatively impact adjacent residential areas. Allowing three-story buildings in the Village could increase opportunity for new vertical mixed use development with ground floor retail and housing or office uses above.

0.00% 0

Option 4: Other (please specify)

0.00% 0

Total Respondents: 5

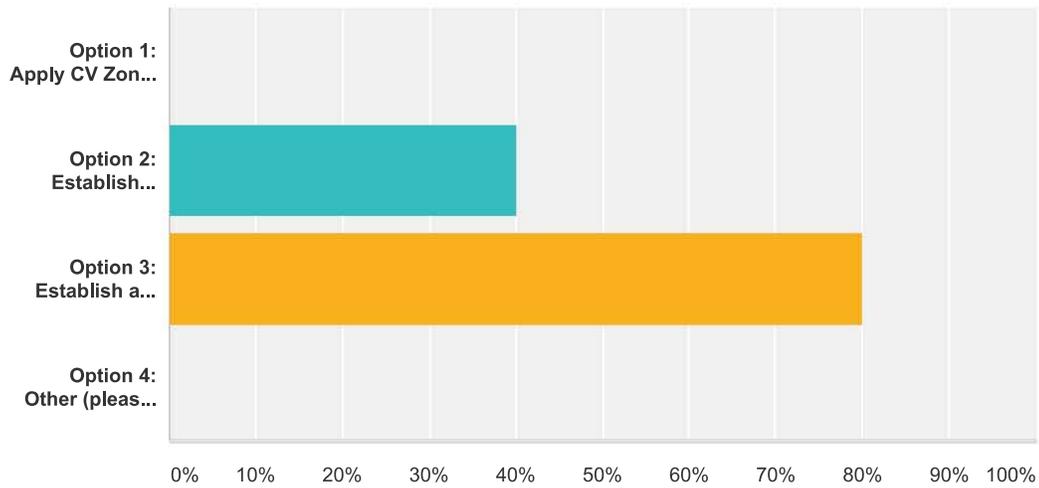
#	Option 4: Other (please specify)	Date
	There are no responses.	

Item #: 7.A. Attach 1.pdf

Q31 Issue 16.C: Height for Hotel in Village (Page 33)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



Answer Choices

Responses

Option 1: Apply CV Zone Standard to Hotel. This option would apply the same height standard to the Village hotel that applies to all other properties in the Village. If the maximum permitted height in the CV remains at 27 feet, the hotel could also not exceed 27 feet. However, this option would not be consistent with General Plan goals and Policy LU-7.5.

0.00% 0

Option 2: Establish Performance Standard for Hotel Height. In zoning codes, performance standards dictate a specific outcome and provide flexibility in how best to achieve the outcome on a case-by-case basis. The Zoning code could establish a performance standard for the Hotel height instead of a numerical standard. This performance standard could be similar to the guiding principle in the General Plan that the maximum height of the hotel should remain below the elevation of the bluff behind and that the bluff behind the hotel should remain legible as a green edge with existing mature trees maintained on site.

40.00% 2

Option 3: Establish a Numerical Standard Unique to Hotel. The updated zoning code could contain a specific numerical standard for the maximum hotel height. One approach might be to limit building height at the Monterey Avenue frontage to two stories but allow a greater maximum height at the rear of the property as contemplated in the General Plan.

80.00% 4

Option 4: Other (please specify)

0.00% 0

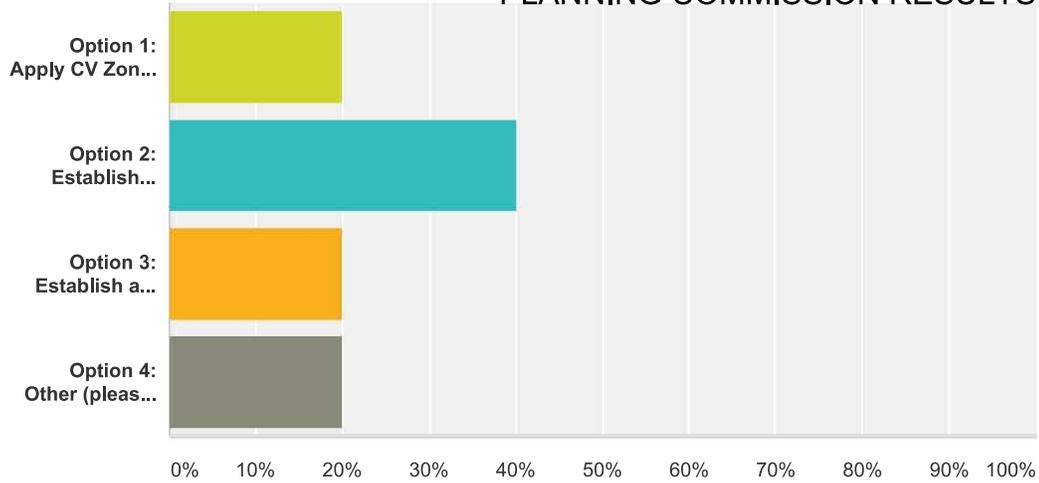
Total Respondents: 5

#	Option 4: Other (please specify)	Date
	There are no responses.	

**Q31 Issue 16.C: Height for Hotel in Village
(Page 33)**

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices

Responses

Option 1: Apply CV Zone Standard to Hotel. This option would apply the same height standard to the Village hotel that applies to all other properties in the Village. If the maximum permitted height in the CV remains at 27 feet, the hotel could also not exceed 27 feet. However, this option would not be consistent with General Plan goals and Policy LU-7.5.

20.00% 1

Option 2: Establish Performance Standard for Hotel Height. In zoning codes, performance standards dictate a specific outcome and provide flexibility in how best to achieve the outcome on a case-by-case basis. The Zoning code could establish a performance standard for the Hotel height instead of a numerical standard. This performance standard could be similar to the guiding principle in the General Plan that the maximum height of the hotel should remain below the elevation of the bluff behind and that the bluff behind the hotel should remain legible as a green edge with existing mature trees maintained on site.

40.00% 2

Option 3: Establish a Numerical Standard Unique to Hotel. The updated zoning code could contain a specific numerical standard for the maximum hotel height. One approach might be to limit building height at the Monterey Avenue frontage to two stories but allow a greater maximum height at the rear of the property as contemplated in the General Plan.

20.00% 1

Option 4: Other (please specify)

20.00% 1

Total Respondents: 5

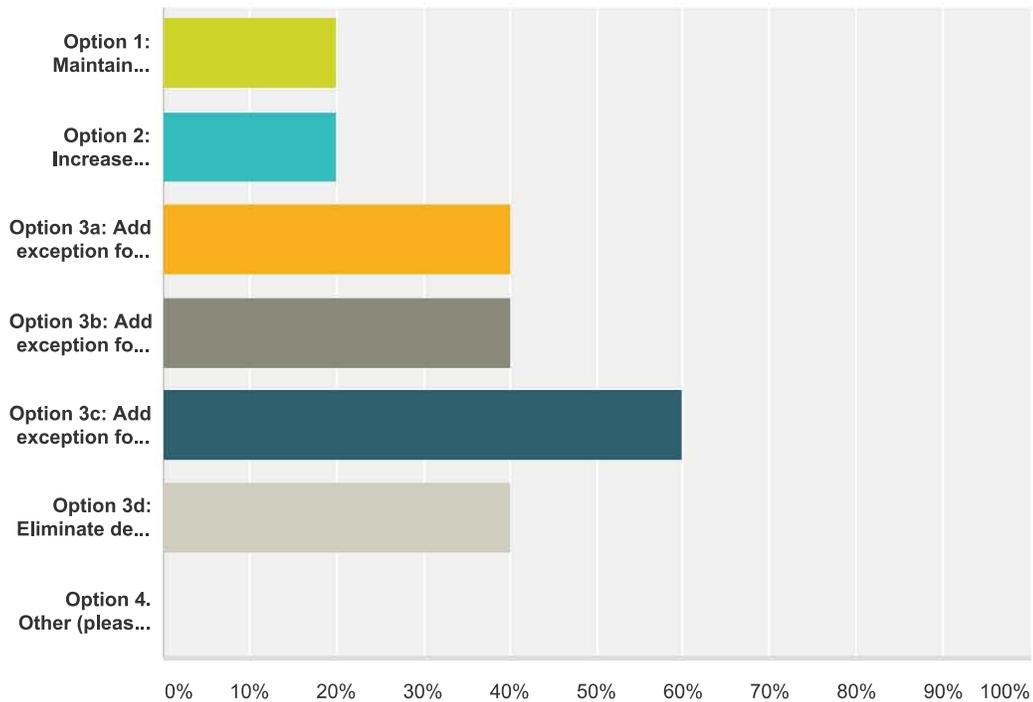
#	Option 4: Other (please specify)	Date
1	Establish performance standard with maximum height limits at distance(s) from bluff to assure articulation and view protection for Cliff Ave. residents while allowing design flexibility.	4/22/2015 9:50 AM

Item #: 7.A. Attach 1.pdf

Q32 Issue 17. A: Floor Area Ratio and Decks (Page 35)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



Answer Choices

Responses

Option 1: Maintain existing standards.

20.00% 1

Option 2: Increase allowance beyond 150 sf. Update Floor Area calculation to increase the amount of area within covered first story decks and second story decks that is not counted toward the floor area calculation. The 150 sf allowance could be doubled to 300 sf.

20.00% 1

Option 3a: Add exception for special circumstances. There are special circumstances in which allowing a second story deck will not have an impact on neighbors or may be an asset to the public. The code could include exceptions for special circumstances to allow larger decks that are not counted toward the floor area. a. Front Façade. Privacy issues are typically on the side and back of single family homes. The ordinance could consider increased flexibility for decks on the first and second story front facades to allow for increased articulation while not impacting privacy of neighbors. There are two options for decks on front facades. The first is to increase the allowed deck area (beyond 150 sf) on the front façade of a home. The second option is to remove front façade decks from the calculation entirely by including front story decks within the list of items not included in the floor area calculation.

40.00% 2

Option 3b: Add exception for special circumstances. There are special circumstances in which allowing a second story deck will not have an impact on neighbors or may be an asset to the public. The code could include exceptions for special circumstances to allow larger decks that are not counted toward the floor area. b. Open Space. There are a number of homes in Capitola that are located adjacent to open space. For example, the homes located along Soquel Creek and ocean front properties. Similar to the prior exception, the code could be revised to either increase the allowed deck area or remove the calculation entirely for decks located on elevations facing open space.

40.00% 2

Option 3c: Add exception for special circumstances. There are special circumstances in which allowing a second story deck will not have an impact on neighbors or may be an asset to the public. The code could include exceptions for special circumstances to allow larger decks that are not counted toward the floor area. c. Restaurants and Hotels. Visitor experiences are enhanced when they take in a view. The code currently does not include an exception for decks on hotels or restaurants. The code could be revised to either increase the maximum allowed deck area of restaurants and hotels or remove decks on restaurants and hotels from the floor area calculation entirely.

60.00% 3

Option 3d: Eliminate decks from FAR formula

40.00% 2

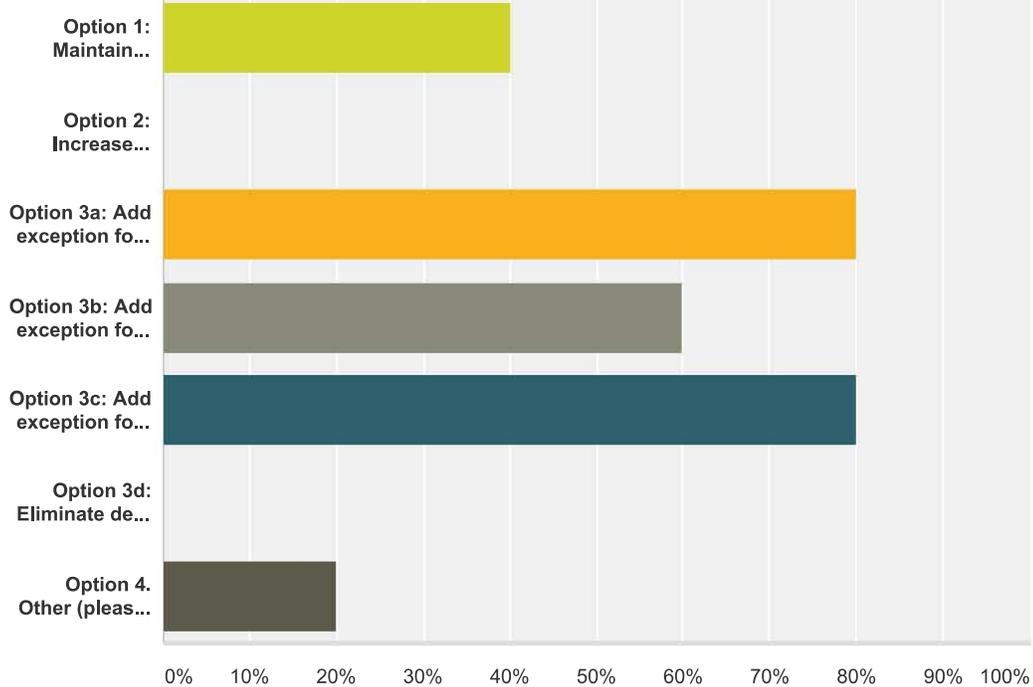
Option 4. Other (please specify)

0.00% 0

Q32 Issue 17. A: Floor Area Ratio and Decks (Page 35)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices

Responses

Option 1: Maintain existing standards.

40.00% 2

Option 2: Increase allowance beyond 150 sf. Update Floor Area calculation to increase the amount of area within covered first story decks and second story decks that is not counted toward the floor area calculation. The 150 sf allowance could be doubled to 300 sf.

0.00% 0

Option 3a: Add exception for special circumstances. There are special circumstances in which allowing a second story deck will not have an impact on neighbors or may be an asset to the public. The code could include exceptions for special circumstances to allow larger decks that are not counted toward the floor area. a. Front Façade. Privacy issues are typically on the side and back of single family homes. The ordinance could consider increased flexibility for decks on the first and second story front facades to allow for increased articulation while not impacting privacy of neighbors. There are two options for decks on front facades. The first is to increase the allowed deck area (beyond 150 sf) on the front façade of a home. The second option is to remove front façade decks from the calculation entirely by including front story decks within the list of items not included in the floor area calculation.

80.00% 4

Option 3b: Add exception for special circumstances. There are special circumstances in which allowing a second story deck will not have an impact on neighbors or may be an asset to the public. The code could include exceptions for special circumstances to allow larger decks that are not counted toward the floor area. b. Open Space. There are a number of homes in Capitola that are located adjacent to open space. For example, the homes located along Soquel Creek and ocean front properties. Similar to the prior exception, the code could be revised to either increase the allowed deck area or remove the calculation entirely for decks located on elevations facing open space.

60.00% 3

Option 3c: Add exception for special circumstances. There are special circumstances in which allowing a second story deck will not have an impact on neighbors or may be an asset to the public. The code could include exceptions for special circumstances to allow larger decks that are not counted toward the floor area. c. Restaurants and Hotels. Visitor experiences are enhanced when they take in a view. The code currently does not include an exception for decks on hotels or restaurants. The code could be revised to either increase the maximum allowed deck area of restaurants and hotels or remove decks on restaurants and hotels from the floor area calculation entirely.

80.00% 4

Option 3d: Eliminate decks from FAR formula

0.00% 0

Option 4. Other (please specify)

20.00% 1

Item #: 7.A. Attach 1.pdf

PLANNING COMMISSION RESULTS

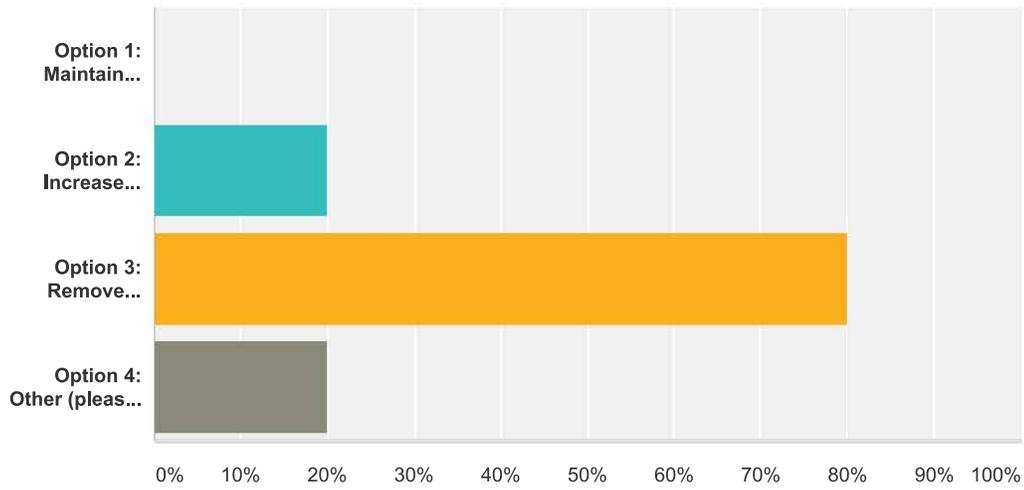
Total Respondents: 5

#	Option 4. Other (please specify)	Date
1	We should maintain the FAR for all second floor decks, covered or not	4/18/2015 6:38 PM

Q33 Issue 17.B. Floor Area Ratio and Basements

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



Answer Choices

Option 1: Maintain existing standards.

Option 2: Increase existing allowance beyond 250 square feet.

Option 3: Remove basements from FAR formula.

Option 4: Other (please specify)

Responses

0.00% 0

20.00% 1

80.00% 4

20.00% 1

Total Respondents: 5

Option 4: Other (please specify)

Date

1 maintain existing standard

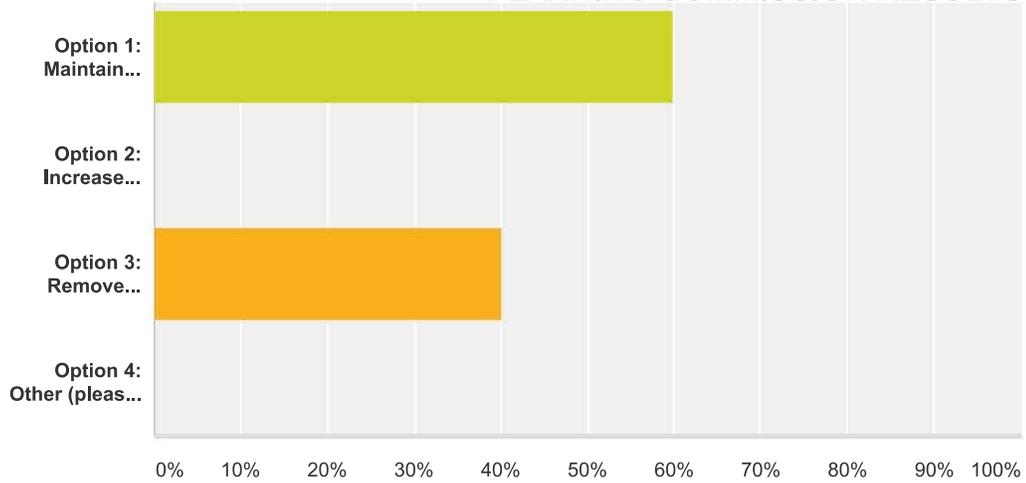
4/23/2015 9:59 AM

Item #: 7.A. Attach 1.pdf

Q33 Issue 17.B. Floor Area Ratio and Basements

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices

Option 1: Maintain existing standards.

Option 2: Increase existing allowance beyond 250 square feet.

Option 3: Remove basements from FAR formula.

Option 4: Other (please specify)

Responses

60.00% 3

0.00% 0

40.00% 2

0.00% 0

Total Respondents: 5

Option 4: Other (please specify)

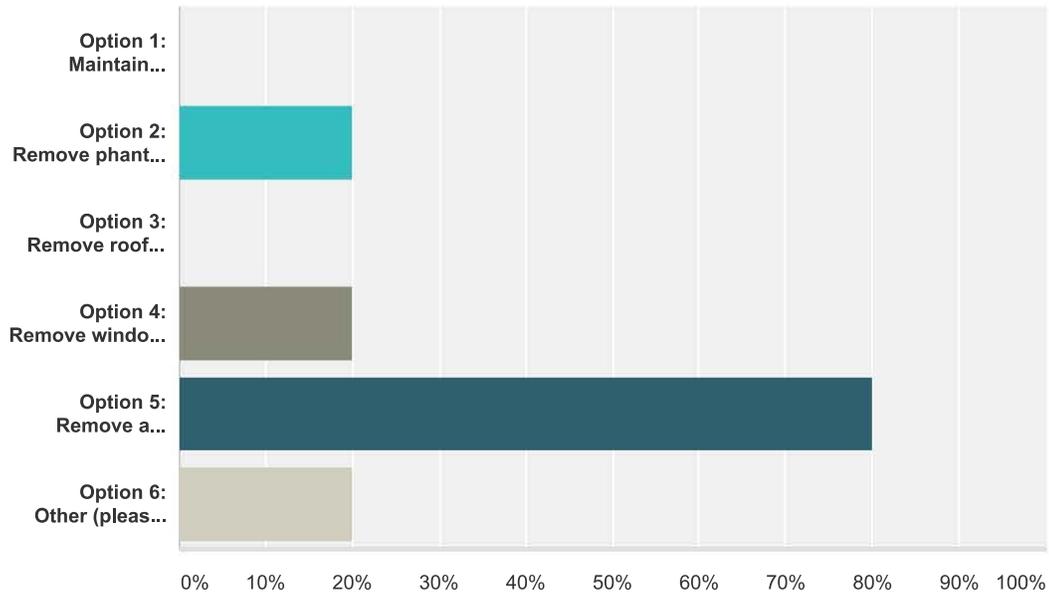
Date

There are no responses.

Q34 Issue 17.C Floor Area Ratio and Phantom Floors, Roof Eaves, and Window Projections (Bay Windows) (Page 36)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



Answer Choices

Responses

Option 1: Maintain existing standards.	0.00%	0
Option 2: Remove phantom floors from the FAR calculation.	20.00%	1
Option 3: Remove roof eaves from the FAR calculation.	0.00%	0
Option 4: Remove window projections (bay windows) from FAR calculation.	20.00%	1
Option 5: Remove a combination of phantom floors, roof eaves, and/or window projections from the FAR calculation.	80.00%	4
Option 6: Other (please specify)	20.00%	1

Total Respondents: 5

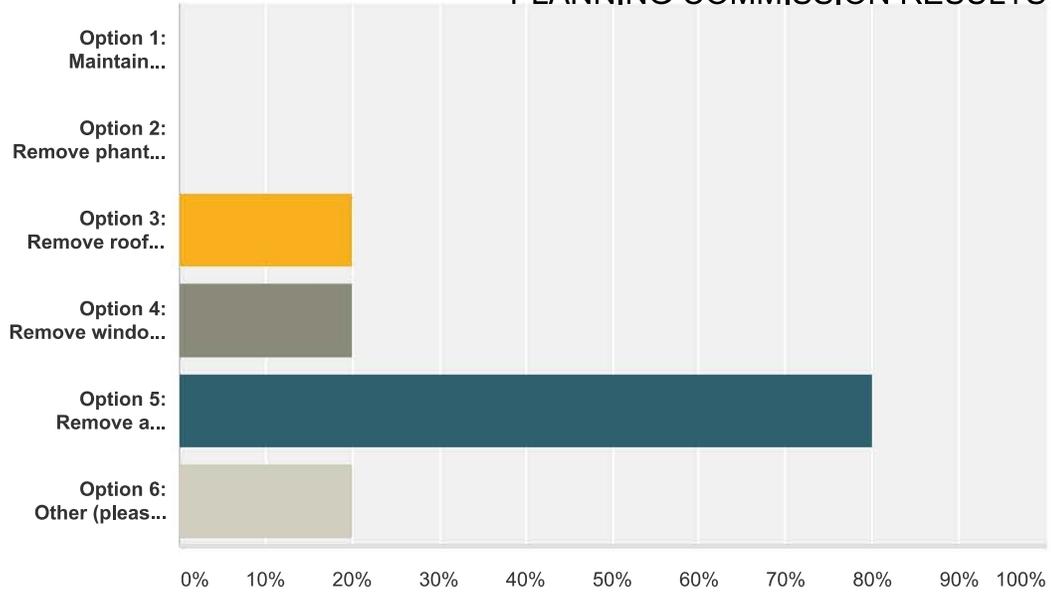
#	Option 6: Other (please specify)	Date
1	Maintain existing standard	4/23/2015 9:59 AM

Item #: 7.A. Attach 1.pdf

Q34 Issue 17.C Floor Area Ratio and Phantom Floors, Roof Eaves, and Window Projections (Bay Windows) (Page 36)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices

Responses

Option 1: Maintain existing standards.	0.00%	0
Option 2: Remove phantom floors from the FAR calculation.	0.00%	0
Option 3: Remove roof eaves from the FAR calculation.	20.00%	1
Option 4: Remove window projections (bay windows) from FAR calculation.	20.00%	1
Option 5: Remove a combination of phantom floors, roof eaves, and/or window projections from the FAR calculation.	80.00%	4
Option 6: Other (please specify)	20.00%	1

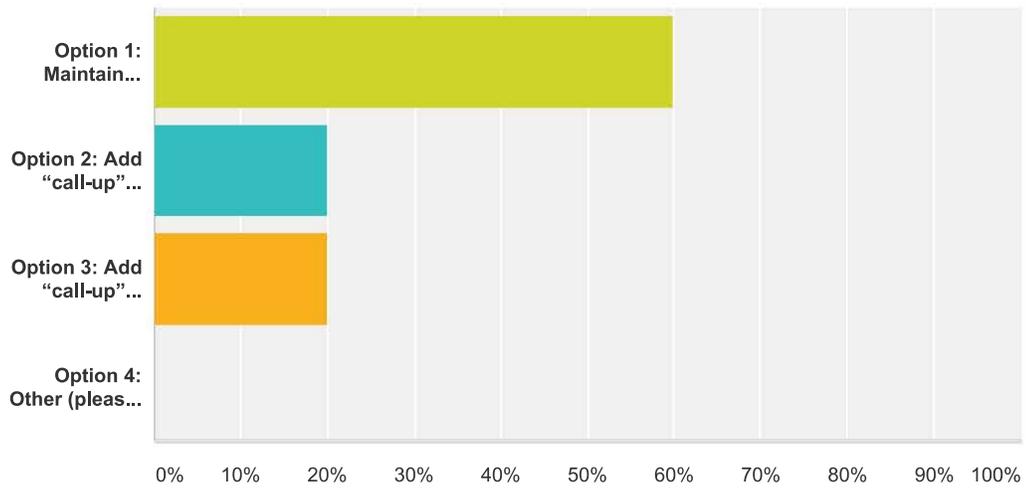
Total Respondents: 5

#	Option 6: Other (please specify)	Date
1	I need more discussion before choosing.	4/18/2015 6:38 PM

Q35 Issue 18: City Council Appeal of Planning Commission Decision (Page 36)

Answered: 5 Skipped: 0

CITY COUNCIL RESULTS



Answer Choices

Responses

Option 1: Maintain existing appeal process.	60.00%	3
Option 2: Add "call-up" procedure without requirement of majority vote by CC to call-up an application.	20.00%	1
Option 3: Add "call-up" procedure and require majority vote by City Council to call-up an application.	20.00%	1
Option 4: Other (please specify)	0.00%	0

Total Respondents: 5

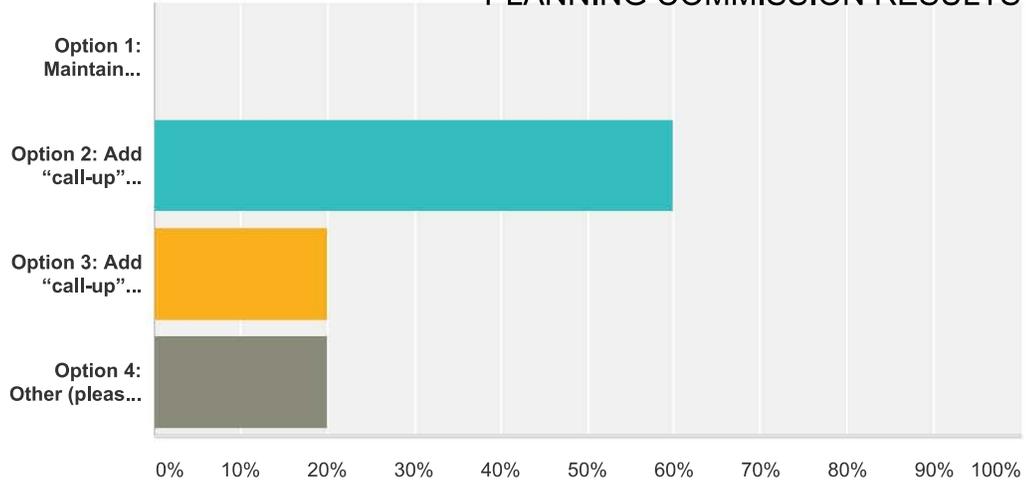
#	Option 4: Other (please specify)	Date
	There are no responses.	

Item #: 7.A. Attach 1.pdf

Q35 Issue 18: City Council Appeal of Planning Commission Decision (Page 36)

Answered: 5 Skipped: 0

PLANNING COMMISSION RESULTS



Answer Choices

Responses

Option 1: Maintain existing appeal process.	0.00%	0
Option 2: Add "call-up" procedure without requirement of majority vote by CC to call-up an application.	60.00%	3
Option 3: Add "call-up" procedure and require majority vote by City Council to call-up an application.	20.00%	1
Option 4: Other (please specify)	20.00%	1

Total Respondents: 5

#	Option 4: Other (please specify)	Date
1	Don't understand what "call up" means.	4/18/2015 6:38 PM