

# City of Capitola Agenda

## CITY COUNCIL

Mayor: Stephanie Harlan  
Vice Mayor: Sam Storey  
Council Members: Ed Bottorff  
Dennis Norton  
Michael Termini



## PLANNING COMMISSION

Chairperson: Mick Routh  
Commissioners: Ron Graves  
Gayle Ortiz  
Linda Smith  
TJ Welch

## CAPITOLA CITY COUNCIL / PLANNING COMMISSION

### SPECIAL JOINT MEETING

THURSDAY, NOVEMBER 21, 2013

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 Dennis Norton, Sam Storey, Ed Bottorff, Michael Termini, and Mayor Stephanie Harlan

Planning Commissioners Ron Graves, Gayle Ortiz, Linda Smith, TJ Welch, and Chairperson Mick Routh

#### 2. **ADDITIONAL MATERIALS**

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

#### 3. **CITY COUNCIL / PLANNING COMMISSION / STAFF COMMENTS**

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

#### 4. **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. General Plan Update Status Report and Initiation of Public Review.

#### **RECOMMENDED ACTION:**

Receive presentation, provide policy direction, and authorize staff to initiate public review of the draft General Plan and Environmental Impact Report.

**5. ADJOURNMENT**

Adjourn to the next Regular Meeting of the Planning Commission to be held on Thursday, December 5, 2013, at 7:00 PM, in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Adjourn to the next Regular Meeting of the City Council on Tuesday, November 26, 2013, at 7:00 PM, in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

**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 on the Internet at the City's website: [www.ci.capitola.ca.us](http://www.ci.capitola.ca.us). Agendas are also available at the Capitola Post Office located at 826 Bay Avenue, Capitola.

**Agenda Document Review:** The complete agenda packet is available at City Hall and at the Capitola Branch Library, 2005 Wharf Road, Capitola, on the Monday prior to the Thursday meeting. 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 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 replayed at 12:00 Noon on the Saturday following the meetings 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.ci.capitola.ca.us](http://www.ci.capitola.ca.us) by clicking on the Home Page link "View Capitola Meeting Live On-Line." Archived meetings can be viewed from the website at anytime.

REVISION



**PLANNING COMMISSION / CITY COUNCIL  
SPECIAL JOINT MEETING  
AGENDA REPORT**

**~~MEETING OF NOVEMBER 14, 2013~~  
MEETING OF NOVEMBER 21, 2013**

TO: SPECIAL JOINT SESSION OF THE PLANNING COMMISSION/CITY COUNCIL

SUBJECT: DRAFT GENERAL PLAN UPDATE

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**RECOMMENDED ACTION:** That the City Council and Planning Commission receive the staff presentation, provide policy direction, and authorize staff to initiate public review of the draft General Plan Update and Environmental Impact Report.

**BACKGROUND:** A comprehensive update to the City of Capitola's General Plan was initiated in the fall of 2010. To help define the community's visions and long-term goals for Capitola, the City Council appointed an 11 member General Plan Advisory Committee (GPAC) to represent the City's various neighborhoods and interests. Over the past three years, the GPAC and staff have engaged in an intensive public participation process which has included 19 GPAC meetings and four public workshops.

Based on input received during the public process, staff released a preliminary draft General Plan for public review on September 9, 2013. A total of 304 comments were received from 13 individuals (Attachment 1), the vast majority of the comments represented minor corrections and constructive suggestions to improve the document.

The GPAC met on October 29, 2013, and again on November 12, 2013, to consider policy-related topics identified during their review of the draft General Plan. The GPAC reached consensus on most issues and voted unanimously to recommend that staff initiate public review of the draft General Plan and Environmental Impact Report (EIR).

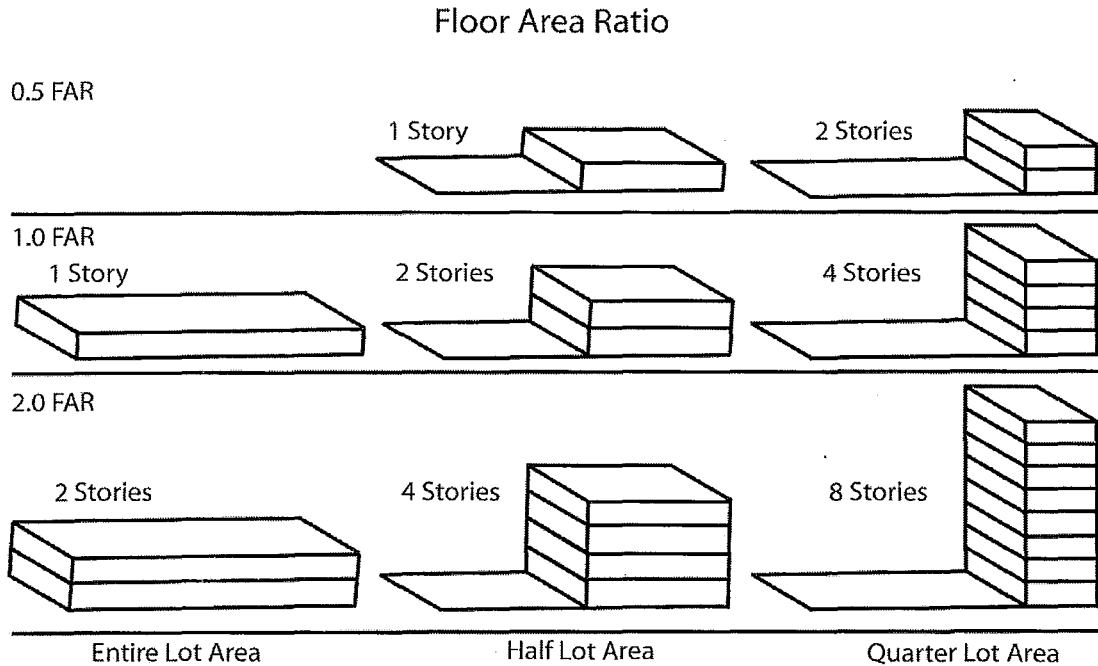
**DISCUSSION:** The purpose of the Joint City Council/Planning Commission hearing is to consider key issues identified through the GPAC process and to offer policy direction prior to initiating public review of the draft General Plan and EIR. Following the hearing, staff will assimilate input received from the Council and Commission, plus prior comments from the GPAC, and public, into final draft documents. The following sections outline issues identified through the public process which could be considered by the Council and Commission prior to initiation of public review:

**Floor Area Ratio Limits:**

One of the key challenges of the General Plan Update is to establish appropriate Floor Area Ratio (FAR) limits for commercial and mixed-use designations which are indicative of the existing built environment while also allowing for moderated growth in targeted areas of the City. State law requires general plans to establish maximum development intensities, which are typically defined by density in residential designations and FAR for commercial, industrial, and mixed-use designations. FAR describes the ratio of a building's total floor area to its lot area. Examples of FARs are illustrated on the next page:

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The current General Plan establishes a citywide, 0.5 maximum FAR for commercial, industrial, and mixed-use designations, with the exception of the Village, which has no maximum FAR limit. Development intensity is also controlled by the Zoning Ordinance through standards such as height, setbacks, and parking. Due to individual site constraints and zoning standards, developing to the maximum General Plan FAR limit is often not attainable.

As a first step to develop proposed FARs, staff examined a number of commercial sites throughout the City to establish a range of baseline FARs. As shown in the table below, many commercially developed properties in the City have FARs above the current 0.5 limit.

PROPERTY	LOCATION	APPROXIMATE FAR
Capitola Mall	41 <sup>st</sup> Ave	0.4
County Veteran's Center	41 <sup>st</sup> Ave	0.7
Capitola Beach Villas	41 <sup>st</sup> Ave	1.2
Best Western Inn	41 <sup>st</sup> Ave	2.0
Mercantile	Village	0.8
Esplanade Condos	Village	1.7
201 Monterey	Village	1.8
Lighthouse Bldg	Village	2.0
Nob Hill Shopping Center	Bay Ave	0.3
DMV	Capitola Rd	0.5

There is general consensus the current 0.5 FAR limit is inconsistent with on-the-ground conditions and that an appropriate limit should be established for the Village. In addition, FARs of recent projects which provide street fronting commercial space and embody sustainable, compact design concepts were considered when developing proposed FAR limits.

In recognition of the General Plan's 20-30 year planning period, staff also proposes a limited provision for an "increased FAR allowance" along 41<sup>st</sup> Avenue and the Village to provide flexibility for future City Councils and Planning Commissions to approve well-designed projects which offer significant community and economic benefits.

A comparison of existing and proposed FARs for commercial and mixed-use designations is shown below:

<b>DESIGNATION</b>	<b>EXISTING FAR</b>	<b>PROPOSED FAR</b>	<b>INCREASED FAR ALLOWANCE</b>
<b>Village Mixed-Use</b>	N/A	2.0	3.0
<b>Neighborhood Mixed Use</b>	0.5	1.0	N/A
<b>Regional Commercial</b>	0.5	2.0	3.0
<b>Community Commercial</b>	0.5	1.5	2.5
<b>Visitor Accommodations</b>	0.5	0.5	N/A
<b>Industrial</b>	0.5	0.5	N/A

The GPAC and members of the public expressed concerns that the initial proposal for the "increased FAR allowance" anywhere on 41<sup>st</sup> Avenue and within the Village Mixed-Use designation was too permissive and could encourage development inconsistent with neighboring land uses. Accordingly, the majority of the GPAC recommended the provision be revised to further limit the areas and types of projects which may qualify for the "increased FAR allowance" as follows:

- Hotel uses only in the Village Mixed-Use designation;
- Properties along the west side of 41<sup>st</sup> Avenue; and,
- Properties fronting the 41<sup>st</sup> Avenue/Capitola Road intersection.

In addition, requests for the "increased FAR allowance" would require City Council approval based on the following findings:

- Increased FAR would result in a superior project with substantial community benefit;
- The project would significantly enhance economic vitality; and,
- The project is designed to minimize adverse impacts to neighboring properties.

Some GPAC members felt the provision for "increased FAR allowance" could be appropriate for certain areas on both sides of 41<sup>st</sup> Avenue if appropriate controls were in place. For example, street-fronting commercial or mixed-use developments with increased FAR could address compatibility issues through site design and incorporation of expanded setbacks from adjacent residential neighborhoods (e.g., 50-100 ft setbacks).

The Planning Commission and City Council should consider whether proposed FARs are appropriate and if the provision for "increased FAR allowance" appropriately prevents unintended compatibility issues while enabling opportunities for development of beneficial projects in targeted areas of the City.

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### **Future Civic Center:**

The City Hall and Pacific Cove sites occupy approximately 8-acres of centrally located, City-owned land which offer opportunities for important civic improvements. The future of these sites has been a topic of significant debate during the General Plan Update process. While there is broad support for developing a multi-level parking structure on upper Pacific Cove and park and recreational uses in lower Pacific Cove, the future of the police station, City Hall, and library remain unsettled.

Fulfilling the City's goals to construct a parking structure, a community park, and relocating the police station out of the flood plain will individually and collectively present numerous challenges. One opportunity to address these challenges could include moving civic uses to the frontage of the Pacific Cove property facing Monterey Ave. and developing the existing City Hall property into a use that helps to finance the parking structure. Potentially the Monterey Ave. frontage could serve as a location for a "civic center" serving as a home for the police, a library and city administration. However it is also possible the police and administration could move to the Monterey Ave side of the property independent of the library. Accordingly, the draft General Plan includes the following statements, which suggest the topic should continue to be researched and considered:

*Figure LU-8: "Consider renovating the existing City Hall and Police Department building to elevate governmental offices and police facilities out of the flood plain. Also, consider moving City Hall to a new location, either to a higher elevation portion of the property or to an entirely new site within the city.*

*Policy LU-12.2: Library. Maintain a public library within Capitola that is appropriately sized and located to serve the entire community. Consider relocating the library from its current location on Wharf Road as a superior site becomes available.*

The GPAC and members of the public have recommended the General Plan references to a future civic center should be removed, citing concerns with cost and lack of adequate public debate. Similarly, concerns have been expressed about moving the library due to high user-ship in its current location and its potential to provide parking for the Rispin.

Staff shares some of the concerns expressed by GPAC members and agrees that more research and public debate to evaluate alternatives and costs/benefits would be necessary before the City committed to any future redevelopment of the property. Notwithstanding, staff believes it is appropriate for the General Plan to leave the City's future options open. Clearly it is going to be a challenge to meet the City's long term goals to build a parking structure, develop park and recreation uses in Lower Pacific Cove, and construct a flood-proof facility for our police. Given these facts, staff recommends keeping the policies outlined above in the General Plan.

### **Capitola Road:**

Capitola Road, east of 41<sup>st</sup> Avenue, is characterized by a mix of commercial, multi-family, and single-family residential development. The current General Plan designates the corridor as Residential Commercial and Local Commercial, which allow a variety of residential, mixed-use, and community scale commercial uses. The draft General Plan designates the area as Community Commercial and Neighborhood Mixed-Use, which would retain the allowance for residential, mixed-use, and community serving commercial uses.

There has been considerable debate over the future development intensity along this segment of Capitola Road. Some members of the community have expressed a desire to see Capitola Road develop with boutique hotels and additional retail uses to strengthen connections between 41<sup>st</sup> Avenue and the Village. Others have expressed concerns that more intense uses along Capitola Road could present land use compatibility issues with neighboring residential development.

Retail and hotels are allowed uses under the current and proposed General Plans as well as the Zoning Ordinance. The proposed General Plan does not include any goals, policies, or statements to encourage intensification of uses along Capitola Road. In an effort to address the competing desires to improve the vitality of Capitola Road while preserving the community character of surrounding residential neighborhoods, the draft General Plan includes the following statements:

*Figure LU-6: Capitola Road. Strengthen connections to Capitola Village while minimizing impacts to adjacent residential neighborhoods.*

*Policy LU-9.7: Village Connections. Encourage uses at the Capitola Road and 41st Avenue intersections that strengthen connections between 41st Avenue and Capitola Village. Encourage uses on Capitola Road east of 41st Avenue that complement adjacent residential neighborhoods.*

The GPAC recommended retaining the proposed Community Commercial and Neighborhood Mixed-Use designations on Capitola Road and clarifying the above statements to emphasize pedestrian and bicycle facility improvements to strengthen connections to the Village. Staff agrees with this approach and intends to further evaluate permitted uses along Capitola Road during the Zoning Ordinance update.

**McGregor Property:**

Policy LU-12.6 of the draft General Plan includes a statement to consider development of the McGregor property with visitor accommodations if and when such an opportunity arises. The GPAC recommended the statement be removed in light of the City Council's recent decision to pursue development of park and recreational facilities on the property.

*Policy LU-12.6: McGregor Property. Utilize the McGregor property (APN 036-341-02 at McGregor Drive and Park Avenue) as a location for park and recreational uses to serve residents and visitors. Consider development of the site with visitor accommodations if and when such an opportunity arises.*

Although the City's past efforts to attract a hotel to the property have been unsuccessful, it is conceivable that changing market conditions over the next 20-30 years could generate future interest in the property. If the City's plans to convert lower Pacific Cove from a temporary parking lot to a community park are realized, it may be appropriate to relocate the proposed uses at McGregor to a more central location in the City which is more accessible to the community, easier to maintain, and can be policed more effectively. For these reasons, staff recommends the City use this site for recreational uses at this time, but retain the option to consider future hotel development on the property.

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## West Capitola/41<sup>st</sup> Avenue Neighborhood

Following release of the first draft Land Use Element in early 2013, comments were received that the West Capitola/41<sup>st</sup> Avenue neighborhood has historically been referred to as the "North Forties." Staff revised the General Plan based on this feedback, but has since received contrary comments and requests for the name "North Forties" to be removed from the document. The GPAC considered this issue at their November 12 meeting and asked that it be discussed at the joint Planning Commission/City Council hearing.

## Schedule and Next Steps

If the Planning Commission and City Council agree to initiate public review, staff will make necessary revisions to the draft General Plan and EIR and publish the documents in the next 2-3 weeks. Staff will review and provide written responses to all comments received during the public review process. Adoption hearings before the Planning Commission and City Council would be scheduled in the following weeks.

Milestone	Date
Joint CC/PC meeting	November 21, 2013
Public review period	December, 2013 - January, 2014
Planning Commission	March, 2014
City Council	April, 2014

## Budget

Staff and representatives from The Planning Center/Design, Community, & Environment will present a detailed budget update at the November 26, 2013 City Council meeting.

**FISCAL IMPACT:** None

## ATTACHMENTS:

1. Responses to comments on the draft General Plan

Copies of the draft General Plan have been previously distributed to the Planning Commission and City Council. The draft General Plan can be obtained at <http://www.plancapitola.com/>

Report Prepared By: **Richard Grunow**  
Community Development Director

Reviewed and Forwarded  
By City Manager: 



Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
1	Peter and Heidi Kellison	Page LU-13, Figure LU-4	Fanmar/Terrace area should not be designated as Village Mixed-Use	The Fanmar/Terrace area is designated as R-MF (Residential-Multi-Family) in the draft GP. Staff met with Ms. Kellison and clarified this.
2	Peter and Heidi Kellison	Page LU-36, Figure LU-8, and Page LU-37, Action LU 11.1,	Additional details should be provided in GP to prevent impacts from the proposed upper Pacific Cove Parking structure on neighboring residences	Additional details will be added to the GP to require the parking structure to incorporate design features to minimize impacts to neighboring residential uses
3	Peter and Heidi Kellison	Page LU-35, Policy LU 11.3	What is meant by allowing multiple uses in the parking structure, such as for special events in the off-peak season?	This topic was discussed at the 10/29 GPAC meeting. The GPAC agreed that event proposals would be evaluated with consideration of neighborhood impacts at the time of application.
4	Peter and Heidi Kellison	Page LU 37, Action LU 11.1	Does this description allow for a formal walking/bicycle path behind our homes to provide opportunities for visual and possible physical access into our backyards?	This topic was discussed at the 10/29 GPAC meeting. The GPAC agreed to replace the discussion of the rail trail along this segment with a statement to pursue an improved pedestrian connection between the upper Pacific Cove parking lot and the Village.
5	Peter and Heidi Kellison	General Comment	It is unclear how the parking garage interacts with other portions of the GP such as safety and noise.	All projects, including the proposed parking structure would be required to comply with standards in the GP Noise and Safety Elements as well as the City Noise Ordinance. A detailed analysis of the parking structure, including a CEQA analysis, would be required prior to the City Council considering the project.
6	Peter and Heidi Kellison	General Comment	Similarly, we found nothing in the document to protect neighborhoods from light pollution.	The GP contains several policies which require new development to avoid or minimize impacts to neighboring land uses. Light trespass (as well as other land use compatibility issues like noise, traffic, odor, and aesthetics) would be considered during discretionary review of new projects.
7	C.V.R.A.	Page LU-5	Additional emphasis should be placed on preserving the residential uses in the mixed use district of Capitola Village, particularly in the neighborhoods on Riverview Avenue and the Cherry Street neighborhood north of Capitola Avenue.	The GP currently includes Action Item LU6.2 (page LU-24) to “Continue to enforce the Residential Overlay Zone, which restricts certain areas of the Village to residential uses”. Policies LU 6.2 (page LU-23) “Maintain and Protect a health balance of commercial and residential uses in the Village” and LU 4.3 (page LU-21) “Encourage the maintenance, rehabilitation, and improvement of the existing housing stock in Capitola” also respond to the desire to protect residential uses in the Village.

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
				Additionally, adherence with the Residential Overlay Zone is enforced through the Zoning Ordinance.
8	C.V.R.A.	Page LU-15	FAR for the Village and 41 <sup>st</sup> Avenue north of Capitola Road (C-R) to be increased by 50% to 3.0 on certain unidentified parcels under certain as yet unwritten criteria. There is concern about this “blank check” approach.	This topic was discussed at the 10/29 GPAC meeting. Staff agrees and proposes to limit the areas which may be considered for a FAR increase to the west side of 41 <sup>st</sup> Avenue, the four corners of the 41 <sup>st</sup> Avenue/Capitola Road intersection, and for hotels only in the Village Mixed-Use designation. In addition, a new Action Item (LU-9.3) would be added to state “Amend the Zoning Code to require City Council approval for any request for additional FAR. To approve a request for increased FAR, the City Council must find that 1) the additional FAR results in a superior project with substantial community benefit; 2) the project enhances economic vitality; and, 3) the project is designed to minimize adverse impacts to neighboring properties. FAR will be discussed in further detail at the next GPAC meeting.
9	C.V.R.A.	Page LU-16	The FAR for Capitola Road and southern 41 <sup>st</sup> Avenue to be increased by almost 70% to 2.5 with the same blank check language as above. Again, should the parcels and criteria be identified before approval, particularly along Capitola Road between 41 <sup>st</sup> Avenue and the Village?	The allowance for increased FAR is not proposed for Capitola Road. On 41 <sup>st</sup> Avenue south of Capitola Road, the allowance for increased FAR is proposed to be limited to the west side of 41 <sup>st</sup> Avenue and parcels fronting the 41 <sup>st</sup> Avenue/Capitola Road intersection. As described above, an Action item would be added to require Council approval of any request for increased FAR. FAR will be discussed in further detail at the next GPAC meeting.
10	C.V.R.A.	Page LU-21, Policy LU-3.5	Policy LU 3.5 encourages connections between new commercial development and adjacent residential neighborhoods. This could be problematic if it facilitates employee and over-flow parking in residential neighborhoods.	The referenced policy states “Pedestrian and Bicycle Connections. Require new development to provide for pedestrian and bicycle connections between residential and commercial areas”. The intent of the policy is to promote walking and bicycling by incorporating sidewalks, trails, and/or bike lanes with new development. It is anticipated that improved pedestrian and bicycle facilities would reduce automobile dependency and in-turn reduce parking congestion.
11	C.V.R.A.	Page LU-21, Policy LU-3.6	Encourages street closures throughout the City for special events. There is concern that closure of Capitola Ave. in the Village diverts too much traffic into adjacent residential	This topic was discussed at the 10/29 GPAC meeting. Staff proposes to add language to the policy to manage and plan street closures to avoid diversion of traffic and parking into

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
			neighborhoods.	adjacent residential neighborhoods. The GPAC concurred with this approach.
12	C.V.R.A.	Page LU-27, Policy LU-8.2	Allowing additional development of square footage in the Mall, including new buildings on existing parking spaces, COULD result in an “under-parked” condition, and over-flow parking in adjacent residential neighborhoods. Should this be approached carefully to avoid creating a bad situation for residents?	This topic was discussed at the 10/29 GPAC meeting. Staff proposes to add language in the policy to ensure that new development on the mall site provides adequate on-site parking. The GPAC concurred with this approach.
13	C.V.R.A.	Page SN-28, Action SN-7.1	Prohibits any construction noise after 6:00 PM on weekdays but is unclear on weekends. Prohibiting weekend construction noise effectively prevents homeowners from doing any Do-It-Yourself construction projects other than between 8:00 AM to 6:00 PM on weekdays. What happens to homeowners who work? Perhaps this needs clarification or an exemption for homeowners.	This topic was discussed at the 10/29 GPAC meeting. The GPAC agreed to remove this policy.
14	Erin Bernall	N/A	Overall, it’s disappointing that the few years of volunteer time and work that our group, and the community, committed to this endeavor was disregarded in the draft document. As directed by the City, we spent a lot of time and energy discussing and analyzing the focus areas. To have them excluded at this very late stage in the process is puzzling.	During Planning Commission and City Council meetings regarding the draft Land Use Element in early 2013, a number of concerns were expressed about the emphasis on special study areas and the lack of attention on existing residential neighborhoods. To address these concerns, staff reframed the Land Use Element to focus on land use designations rather than the special study areas. However, staff made a concerted effort to retain the visions, policies, and action items developed by the GPAC. The policies and action items remain in the document, but are described by corresponding land use designation rather than by special study area.
15	Erin Bernall	Page LU-14, Multi-Family Residential Designation description	Has R-MF always included the distinction that public facilities are permitted in this zoning?	Yes, the previous draft GP Land Use Element included public facilities as a permitted use in the R-MF designation.
16	Erin Bernall	N/A	The Land Use Element appears overly pro-development. I know there was a lot of discussion with regard to responsible and minimally invasive growth.	The Land Use Element would allow increased FAR from the existing GP. The current GP allows a maximum FAR of .5 citywide, with the exception of the Village which has no maximum FAR. A .5 FAR does not reflect on-the-ground conditions and is not conducive to smart-growth, new-urbanism

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
				development which is promoted throughout the draft GP. Additional discussion about FAR will occur at the next GPAC meeting and during the subsequent joint Planning Commission/City Council meeting.  Notwithstanding increased FAR limits, a cornerstone of the draft GP is to allow for moderated growth while minimizing impacts to residents and existing development.
17	Erin Bernall	Page Lu-28, Figure LU-6, Item 6	Strengthen connections to Capitola Village while minimizing impacts to adjacent neighborhoods. What does this mean? Is it transportation oriented? Development?	This topic was discussed at the 10/29 GPAC meeting. Staff proposes to revise this statement to “Strengthen connections to Capitola Village by improving pedestrian and bicycle facilities into the Village” The GPAC concurred with this approach.
18	Erin Bernall	Page LU-25, Policy LU 7-5	This policy implies that the Capitola Theater property has been approved for a hotel. Is this the case?	No. The referenced Hotel Guiding Principles would apply if/when a hotel is proposed on the former theater site. A hotel could be developed under both the existing and proposed General Plans. The proposed GP differs, however, in that it establishes some development criteria not in the existing GP.
19	Erin Bernall	Page LU-30, Policy LU-9.7	Strengthen connections to Capitola Village while minimizing impacts to adjacent neighborhoods. What does this mean? Is it transportation oriented? Development?	See response #17.
20	Erin Bernall	Page OSC-27, Policy OSC 10.4	“Culturally relevant food”. This is discriminating. What purpose does “culturally relevant” serve and how is the City going to define what “culturally relevant” is?	Staff proposes to remove “culturally relevant” from the policy.
21	Traffic and Parking Commission	Page LU-25-26, Policies LU-7.4 & 7.6	These policies don’t seem to be in the right place as they don’t really apply to Goal LU-7 which relates to the design environment in the Village. Possibly it could go under Goal LU-6.	Staff believes that parking materially affects project design. The provision of remote parking in the Village would enable superior design by reducing or eliminating on-site parking which consumes scarce and valuable land in the Village. Instead, land could be devoted to more desirable forms of usable space.
22	Traffic and Parking Commission	Page LU-25, Policy LU-7.4	This policy should reference the proposed parking structure as the suggested way to provide additional parking. The policy should state that the additional parking would be to serve residents and visitors, and not just to allow additional development and investment.	Policy 7.4 addresses alternatives to existing parking and transportation mechanisms. Policy LU 11.2 (page LU-35), Figure LU-8, number 2 (Page LU 36) and Action LU 11.1 (page LU-37) pertain to the parking structure and establishes construction of the parking structure as one of the City’s highest priorities. Action LU 11.1 will be revised to note that the structure would

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
				also serve residents.
23	Traffic and Parking Commission	Page LU-26, Policy LU 7.6	I'm not sure what type of program this is referring to. Again, the T&PC is firmly in favor of a parking structure to provide alternative parking arrangements.	This topic was discussed at the 10/29 GPAC meeting. The GPAC agreed to revise the policy to note examples such as an in-lieu parking fee program, remote parking with shuttle services, and valet services.
24	Traffic and Parking Commission	Page LU 25-26, Policy LU 7.5	The last bullet related to parking should be strengthened by adding something like the following: Make every effort to insure that the majority of parking is off-premises.	Staff will add a note to encourage remote parking, shuttle services, and/or valet parking arrangements to minimize parking and traffic impacts.
25	Traffic and Parking Commission	Page LU-35, Policy 11.3	The T&PC specifically looked at the possibility of building a parking structure that would allow multiple uses. The problem is that it would substantially increase the cost of the structure, and might make the cost prohibitive. I don't think this should be a policy. If you want to leave this in as a possibility, then I would put some language about studying it into Action LU-11.1, Parking Structure.	Staff will add a statement in Action LU 11.1 to evaluate the possibility of using the structure to host special events and to consider cost and neighborhood compatibility issues.
26	Traffic and Parking Commission	Page LU-37, Action LU-11.1	The T&PC is pretty unanimously of the opinion that a shuttle should operate from the parking structure to the Village.	Staff will add a statement that a shuttle would be provided to transport visitors between the parking structure and the Village.
27	Traffic and Parking Commission	Page MO-21, Policy MO-6.2	Since other parts of the Plan mention the parking structure, it seems it should also be specifically mentioned in this section.	Staff will mention the parking structure in Policy MO-6.2.
28	Linda Hanson	Page LU-3, Figure LU-1	The map in Figure LU-1, Residential Neighborhoods totally ignores the residential neighborhoods in the Central Village. Since later sections which talk about protecting the neighborhoods refer to this map, it could be construed that the Riverview Avenue, Fanmar Way, and Cherry Avenue residential neighborhoods do not enjoy those protections.	Staff will revise the figure to show residential neighborhoods in the Village.
29	Linda Hanson	Page LU-15 – 16	There are several references to higher FARs being permitted on select sites...it seems we are being asked to sign a blank check. Also curious why there is no maximum permitted FAR in the P/QP designation.	Please see response #8. Maximum FARs were not applied to P/QP designations to allow flexibility through the CIP process.
30	Linda Hanson	Page LU-21, Policy-3.8	Since the Village Mixed-Use designation is included in this policy, I think the residential areas of MU-V should be carved out. I also think that allowing additional FAR on select sites	Please see response #8. The allowance for increased FAR in the Village Mixed-Use designation would be limited to hotels which is not a permitted use in residential neighborhoods.

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			should have an upper limit.	
31	Linda Hanson	Page LU-23, Action LU-6.2	Residential Overlay – is this somewhere in the plan?	Yes, Action Item LU6.2 (page LU-24) states: “Continue to enforce the Residential Overlay Zone, which restricts certain areas of the Village to residential uses”.
32	Linda Hanson	Page LU-25, Policy LU-7.3	The Soquel Creek path should be added to the list of natural features to be protected.	Staff will add Soquel Creek to the list within Policy LU-7.3
33	Linda Hanson	Page LU-36, Figure LU-8	Although point 1 says that we will “consider” moving City Hall, I do not know of any residents, either personally or from the workshops, that favor moving City Hall. Therefore I do not think there should be any mention of this in the General Plan.	This topic was discussed at the 10/29 GPAC meeting. The GPAC concurred that the figure and corresponding policies should be revised to eliminate all mention of relocating City Hall.
34	Linda Hanson	Page LU-38, Policy LU-12.3	Couldn’t the police station just be moved upstairs in the current building (with parking in upper Pac Cove) to get it out of the floodplain	The existing City Hall does not have capacity to accommodate the police station without a substantial addition and renovations.
35	Linda Hanson	Page OSC-16, Policy OSC-3.4	How about just banning them (wood burning fireplaces) in new installations?	This topic was discussed at the 10/29 GPAC meeting. The GPAC recommended that the policy be removed.
36	Linda Hanson	Page OSC-25, Goal OSC-9	It seems like a lot more should be made of the possibility of salt water intrusion into the Capitola water supply, and plans to keep that from happening.	Staff will add a policy to cooperate with the Soquel Creek Water District to identify and implement measures to prevent salt water intrusion.
37	Linda Hanson	Page MO-24, Policy MO-7.6	I think residents would want a lot more information about passenger rail service before they would agree that Capitola should support it.	This topic was discussed at the 10/29 GPAC meeting. The GPAC recommended that this policy should be revised to state that the City will work with regional partners to explore passenger rail service on the Santa Cruz Branch rail line corridor.
38	Linda Hanson	Page 1-7, General Plan Advisory Committee, line 4	“both the city as a whole” – either “both” should be removed or something should be added.	Staff will make this correction.
39	Linda Hanson	Page LU-2, Table LU-1	Neither of these columns foots. Since there is an “Other” category, it seems they should.	Staff will make this correction.
40	Linda Hanson	Page LU-2, Depot Hill section, line 4/5	The Inn at Depot Hill is located on the western side of Depot Hill	Staff will make this correction.
41	Linda Hanson	Page LU-4, Riverview Terrace, line 5	I think the vast majority of Riverview Terrace has sidewalks.	Staff will make this correction.
42	Linda Hanson	Page LU-20, Action LU-2.2	“about the Capitola’s history” – I think “the” should be eliminated	Staff will make this correction.
43	Linda Hanson	Page LU-30, Policy LU9.7,	“intersections” should be intersection	Staff will make this correction.

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
		line 2		
44	Linda Hanson	Page OSC-5, Table OSC-2	The Emissions column doesn't foot	Staff will make this correction.
45	Linda Hanson	Page OSC-9, Monterey Bay section, line 1	I think this should be the southeastern portion of the city	Staff will make this correction.
46	Linda Hanson	Page OSC-12, line 7	"contributing to 77 percent" – I think this should either be "up to 77 percent" or the "to" should be eliminated	Staff will make this correction.
47	Linda Hanson	Page MO-7, Truck Routes section, line 12	Kings Plaza is on the southwest corner of the intersection	Staff will make this correction.
48	Linda Hanson	Page MO-11, Pedestrian Circulation section, line 1	"Pedestiran" should be "pedestrian"	Staff will make this correction.
49	Linda Hanson	Page MO-12, Figure MO-5	I live on Riverview Ave. and can assure you there are no sidewalks anywhere.	Staff will make this correction.
50	Linda Hanson	Page MO-14, Policy MO-1.3	I think "efforts" is the subject of the sentence and the verbs should be changed from "reduces" to "reduce", etc.	Staff will make this correction.
51	Linda Hanson	Page SN-8, Landslides and Mudflows section, line 5	I think "areas" is the subject of the sentence and the verb should be changed from "poses" to "pose"	Staff will make this correction.
52	Linda Hanson	Pages ED-8 and ED-10	You can check with someone more in the know, but I think the BIA is the Business Improvement Association (not Area).	According to the Capitolavillage.com website (sponsored by the BIA), the BIA stands for Business Improvement Area. If this information is incorrect, staff will revise accordingly.
53	Linda Hanson	Page GL-7, Infill Development	"area that area already" – the second "area" should be "are"	Staff will make this correction.
54	Kristin Sullivan	Page 1-1, last diamond	Change to environmental "protection/resources"	Staff will change this to "protection of environmental resources"
55	Kristin Sullivan	Page 1-2, Land Use Element description	Add "natural/open spaces"	Staff will make this change.
56	Kristin Sullivan	Page 1-2, Safety/Noise Element description	Add natural (such as climate change)	Staff will add climate change to the list of hazards
57	Kristin Sullivan	Page 1-3, Economic Development Element description	Add "green economy" as an example	Staff will add promotion of a green economy to the description
58	Kristin Sullivan	Page GP-2, last sentence	Strike "excellent"	Staff believes that the provision of excellent public services is a goal worthy of pursuing and suggests keeping the language as-is.
59	Kristin Sullivan	Page LU-1, Land Use Background	Add in "natural spaces" before parks and recreation	Staff will make this revision.

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
60	Kristin Sullivan	Page LU-7, Parks and Recreation	Not much in the way of natural spaces in Capitola. *Idea: expand Peery, Riparian areas and access	This section is a description of existing parks and recreational facilities in Capitola. Staff recommends leaving language as-is. A policy could be added in the Open Space/Conservation Element; however, staff is concerned about state and federal limitations to providing access to riparian areas and their likely position that additional access would diminish the viability of native habitat.
61	Kristin Sullivan	Page LU-9, Table LU-2	Include New Brighton State Park?	Staff will add New Brighton State Park to the table
62	Kristin Sullivan	Page LU-10, Rispin description	Possibly add/have public access to native habitat/spaces	The description details the location and current status of the Rispin Mansion, it is not intended to establish possible future uses of the property. Staff recommends retaining the language as-is.
63	Kristin Sullivan	Page LU-12 –on	Will we get a chance to discuss the FAR issue?	Yes. The FAR issue was discussed at the 10/29 GPAC meeting and will be further discussed at the next GPAC meeting.
64	Kristin Sullivan	Page LU-16, Parks and Open Space description	Add in “natural spaces” before parks and open space	Staff will add natural spaces in the description of areas with a P/OS designation
65	Kristin Sullivan	Page LU-19, Policy LU-1.7	Add “i.e. green economy” in parentheses after development	Staff will add “and promotes sustainable (green) businesses” to the end of the policy.
66	Kristin Sullivan	Page LU-21, Policy LU-3.7	After sustainable (“environmental”)	The policy states “support land uses in Capitola that contribute to a more sustainable regional development pattern in Santa Cruz and the Monterey Bay area”. Staff recommends retaining the language as-is.
67	Kristin Sullivan	Page LU-21	Add in Actions	The GPAC discussed the number of action items at the 10/29 meeting. Some GPAC members felt there were too many action items, while others wanted additional actions. The GPAC recommended that the existing number of action items should remain unchanged.
68	Kristin Sullivan	Page LU-22, Policy LU-4.6	Add natural “habitats”/features	The policy refers to a number of natural features other than habitats. Rather than revising the title of the policy, staff will add habitats as a natural feature to be protected and enhanced.
69	Kristin Sullivan	Page LU-23, Policy LU-6.4	After landscaping “(i.e. natural spaces, native, drought tolerant/resistant where feasible)”	Policy OSC-6.1, OSC-7.1, OSC-8.5, OSC-8.6, OSC-9.2 and Action OSC-7.1 encourage the use of native landscaping.
70	Kristin Sullivan	Page LU-26, Action LU-7.1	Guidelines should also address “mitigating for climate change impacts to the extent possible”	Staff will revise the last sentence to state “Guidelines will also address increased hazards from <i>climate change</i> , including sea-



Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
				level rise”
71	Kristin Sullivan	Page LU-27, Policy LU 8.4	After courtyards, add “with a natural setting”	The mall is located in a fully urbanized area which may not be desirable or conducive to a natural setting. Staff recommends retaining the language as-is.
72	Kristin Sullivan	Page LU-28, Figure LU-6	What about our earlier ideas on “complete streets”, a walkable path to the Esplanade from 41 <sup>st</sup> Avenue, and expanding the green economy.	The descriptions of the 41 <sup>st</sup> Avenue/Capitola Mall vision includes a statement to encourage transformation of the mall into a pedestrian friendly commercial destination (#3). #6 will be revised to state: “Strengthen connections to Capitola Village by improving pedestrian and bicycle facilities into the Village”. Additionally, preceding Policies LU 8.2 and 8.3 also encourage future development of the mall property as a pedestrian-friendly commercial destination and adding bicycle facilities. Staff recommends retaining the language as-is.
73	Kristin Sullivan	Page LU-33, Policy LU-10.3	Trees “native to the area, drought tolerant/resistant”	Staff believes property owners would want the ability to plant ornamental trees, similar to existing landscaping along Bay Avenue. There are a number of policies in the GP which encourage the use of drought tolerant landscaping and any project would need to comply with the Soquel Creek Water District’s water conservation requirements. The GPAC may choose to recommend that only drought tolerant species be used; however, staff would recommend against restricting property owners to native species only.
74	Kristin Sullivan	Page LU-33, Policy LU-10.5	Enhance access to....over Soquel Creek (also “maintain and add to natural setting”)	Staff will add natural open spaces to the description
75	Kristin Sullivan	Page LU-34, Item #1	Trees “native to the area, drought tolerant/resistant”	Please see response #73.
76	Kristin Sullivan	Page LU-34, Item #3	“more natural DG or other paths”	As a fully developed, urbanized area, staff does not believe the Bay Avenue/Capitola Avenue intersection would be an appropriate location for a DG pathway, particularly given the number of elderly residents who walk between the Bay Avenue Senior Apartments and neighboring commercial outlets.
77	Kristin Sullivan	Page LU-36, Figure LU-8, Item #2	We discussed having PV’s (solar) atop the future parking structure	Staff will add a statement to consider incorporating solar PV panels and electric vehicle charging stations to the future parking structure.
78	Kristin Sullivan	Page LU-36, Figure LU-8,	Bold and underline “temporary” the community needs more	Staff recommends against adding emphasis to select policies by

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
		Item #3	natural spaces in Capitola.	repeating policy statements or adding bold, underlined, or all caps text. All policy statements in the GP are important by virtue of the City's decision to include them in their land use constitution. All policy statements in the GP carry the same weight regardless of chosen font or text type or how many times it is stated in the document.
79	Kristin Sullivan	Page LU-37, Action LU-11.1	Add in "PV's" (solar) atop the future parking structure	Please see response #77
80	Kristin Sullivan	Page LU-37, Policy LU-12.1	Park and "natural" open space (with public access)	Staff will make this change.
81	Kristin Sullivan	Page LU-38, Policy LU-12.6	In two places, under policy and action: park (more "natural" spaces)	Staff will make this change.
82	Kristin Sullivan	Page LU-38, Action LU-12.1	Park and "natural" open space (with public access)	Staff will make this change.
83	Kristin Sullivan	Page LU-38, Action LU-12.2	Sea level rise ("mitigation is crucial to decrease ramifications of climate change")	The action item acknowledges that sea level rise is an important issue that must be addressed. Staff recommends retaining language as-is.
84	Kristin Sullivan	Page LU-39, Policy LU-13.4	Preserve "in as natural a state as possible"	The policy establishes that the City would cooperate with the State to preserve the State Beach with a variety of nature-oriented recreational opportunities. Staff recommends retaining language as-is.
85	Kristin Sullivan	Page LU-40, Policy LU-13.9	Community gardens (environmentally sensitive ones)	Community gardens are typically organic and environmentally sensitive. Staff recommends leaving language as-is.
86	Kristin Sullivan	Page LU-40, Policy LU-13.11	Maintain and increase "the natural environment"	The GP includes a Guiding Principle to protect and enhance all natural resources. Additionally, Policy LU-4.6, OSC-6.2, and Goal OSC-7 all establish priorities to preserve and enhance the natural environment.
87	Kristin Sullivan	Page LU-41, Action LU-13.1	"natural" and open space...also, existing parks ("i.e. natural")	Staff will add natural open spaces to the policy.
88	Kristin Sullivan	Page OSC-5, Climate Change and Greenhouse Gas Reduction	Use the word "mitigation" in this section	Staff will revise the last sentence of the first paragraph to state: "Unless adequately mitigated, the effects of sea level rise..."
89	Kristin Sullivan	Page OSC-7, Renewable Energy Sources and Energy Conservation	After space heating....structures (passive solar is one solution here")	Goals OSC-4 and OSC 5 and corresponding policies and action items detail the use of renewable energy sources as a means to reduce GHG emissions. Staff recommends retaining language as-is.
90	Kristin Sullivan	Page OSC-9, Riparian	Eucalyptus and acacia are non-native trees but the Monarch	Policy OSC-6.3 specifies that Monarch butterfly habitat areas

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		Corridors	butterflies use the eucalyptus trees as important habitat.	will be protected and enhanced. Action SN-3.1 also recognizes that Eucalyptus trees which are a constituent of protected habitat should not be removed.
91	Kristin Sullivan	Page OSC-10, Water Quality	...Impervious...("need less in future developments")	Policy OSC-8.9 requires all new development to minimize the creation of new impervious surfaces. Staff recommends leaving language as-is.
92	Kristin Sullivan	Page OSC-12, second paragraph	Gulls, (not all birds) are almost exclusively the "problem"...mention this (other birds use the Bay and Soquel Creek and surrounding important natural habitats)	Staff will revise to say "seagulls and other birds..."
93	Kristin Sullivan	Page OSC-12, last paragraph	Desalination still "proposed"	Staff will revise descriptions of desalination throughout the document to reflect the current status.
94	Kristin Sullivan	Page OSC-20, Policy OSC-6.2	Protect, "expand", and enhance...	Expansion of most of Capitola's environmentally sensitive areas, while a noble vision, is probably not realistic (Soquel Creek and Lagoon, riparian corridors, etc). Enhancement is probably a more realistic policy. Staff recommends retaining the language as-is.
95	Kristin Sullivan	Page OSC-24, OSC-8.4	Add native "to area"	The policy requires all disturbed areas to be revegetated and landscaped, including native and non-native areas. Staff recommends retaining language as-is.
96	Kristin Sullivan	Mobility Element	Include more about complete streets and decreasing impermeable surfaces to the extent possible	Staff will add more discussion of complete streets and reductions of impermeable surfaces in the Mobility Element.
97	Kristin Sullivan	Page MO-22, Policy MO-6.2	Include an action on closing the Esplanade and surrounding areas to cars/traffic on trial days, mimicking Curitiba, Brazil, San Francisco, Santa Cruz, and other cities. Have bicycles, dancing, roller blading, skateboarding, etc.	Policy LU-3.6 would allow street closures in the Village.
98	Kristin Sullivan	Safety and Noise Element	In general, under safety, mention that "mitigation is crucial to decrease ramifications of climate change". Mention this under actions as well.	Staff proposes to amend Policy SN-1.2 or add a policy under Goal SN-1 to acknowledge that adaptation strategies and mitigation measures will need to be identified to address the effects of sea level rise.
99	Kristin Sullivan	Economic Development Element	In general, make more references to the green economy and mention the Green Economy Matrix and have it available for use.	Page ED-5 includes a section devoted to Green Jobs. The GPAC may recommend to include additional references.
100	Ed Newman	LU-7, Parks and Recreation	"intends to construct a new elementary school"? Hasn't it already been built?	The school district has plans to either expand their facilities, which could include a new facility at Jade Street.

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101	Ed Newman	LU-15, Village Mixed-Use	What is the point of 20 dwelling units per acre in MU-V? The control is FAR. Same for MU-N and CC.	This topic was discussed at the 10/29 GPAC meeting. The GPAC agreed to remove density limits in mixed-use designations and to rely on FAR.
102	Ed Newman	General Comment	Where did FAR numbers come from? These are key policy decisions, and are determined once the General Plan is approved. So who made these decisions? On what basis?	This topic was discussed at the 10/29 GPAC meeting. Staff concurs that FAR limits are key policy decisions that will ultimately be decided by the City Council. State law requires jurisdictions to establish intensity controls in the General Plan, typically through density and/or FAR. The proposed FAR limits were determined through a review of existing FARs in the city as well as considerations for potential FARs of future infill developments. Staff also selected the higher end FAR limit to ensure that the CEQA analysis considered the maximum buildout potential. FARs can be reduced without compromising the EIR; increases in FAR limits would require further environmental analysis.
103	Ed Newman	General Comment	What was the reasoning for eliminating the FAR for SFR	The existing GP does not establish FAR limits on residential land use designations. Residential development is typically controlled by density in general plans throughout California. FAR for SFRs are established by the City Zoning Code.
104	Ed Newman	LU-24, Policy LU-6.10	Seems too strong to me. I would like to see “consider” in place of “encourage”	This is a policy matter that may be further discussed at the next GPAC meeting.
105	Ed Newman	Page LU-33, Action LU-10.2	Delete “robust” – meaningless cliché	Staff will make this correction.
106	Ed Newman	Page OSC-12, Water Conservation	Santa Cruz desalination program seems pretty much dead	Staff will correct references to the desalination program throughout the document.
107	Ed Newman	Page OSC-14, Policy OSC-1.5	“to be as environmentally sustainable as possible”? That is overstated. How about “to emphasize environmental sustainability”?	Staff will revise to state “...to incorporate sustainable building techniques”
108	Ed Newman	Page ED-11, Policy ED-3.7	Reads like high-priced gibberish. How about: “Regional Cooperation. Cooperate with environmental organizations in the region to assist local businesses and residents in improving sustainable practices”.	Staff will make this revision.
109	Ed Newman	Page ED-11, Action ED-3.1	Capitola’s Green Building Ordinance is redundant and should be eliminated. This is a matter for state preemption with the	State building codes and requirements for sustainable building practices are continuously evolving. Staff anticipates significant

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			Title 24 Green Building Law. Having overlapping and unnecessary ordinances and laws is a drag on local economic development, and the Green Building Ordinance as a “tool” to support sustainable jobs and businesses is a stretch. Some of the policies in this section may actually be close to actions. If you need another action here, I suggest something like “City Ordinances. Consider enacting appropriate ordinances to support sustainable jobs and businesses in Capitola”.	changes which will require periodic review and amendments to the Green Building Ordinance. The GPAC may recommend to remove or revise this policy.
110	Margaret Kinstler	General Comment	Throughout the general plan, mention is made of the historic nature of Capitola, but the historic houses of Capitola are fast disappearing. There is no real code to deal with what is historical and what can be done to designated historical houses. There are only the lists mentioned in the draft of the general plan, but no mention of what those lists mean to Capitola and what can or cannot be done with those houses. I would suggest as an addition to the actions under LU-2 Preserve historic and cultural resources in Capitola, a goal something like "Develop a historical preservation program". Carmel has such a code and I attach a copy of their description of their historical preservation program.	Staff will add an action item to develop a historic preservation program.
111	Gayle Ortiz	General Comment	Will there be a “punch list” created from this document that lines out all the things we say we want to do?	Yes. Staff will prepare a list of all action items and include the list in the staff reports during the adoption hearings. Following adoption, staff will seek direction from the Planning Commission and City Council to prioritize the actions within the context of resource limitations.
112	Gayle Ortiz	Page GP-2, Economy	Where does it state in the GP how we are going to “create a brand identity” for Capitola?	The GP establishes a vision to create a unique brand identity, but it does not describe how the identity would be developed. Policy ED-1.6 states “Promote a unique brand identity for Capitola”. Staff will revise to state “Work with Capitola residents, chamber of commerce, and business owners to develop and promote a unique brand identity for Capitola”.
113	Gayle Ortiz	Page GP-2, Economy	I strongly believe it is important for us to mention supporting ALL businesses in Capitola.	Staff will add “all” before “local businesses”
114	Gayle Ortiz	Page LU-4, Riverview Terrace	Bay Avenue and Center Street should be added borders to the Riverview Terrace neighborhood.	Staff will make this revision.
115	Gayle Ortiz	Page LU-7, Bay Avenue	I think Bay Avenue has grown into a quasi-regional commercial	This topic was discussed at the 10/29 GPAC meeting. Staff will

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			district and I wonder if keeping it in the neighborhood serving designation is holding it back some. Nob Hill, CVS, the Woodworm, and Gayle's are all regional destinations already. This is also brought up in ED-3, says it serves local needs.	revise the descriptions to note that the Bay Avenue commercial district has some regional shopping destinations. Staff recommends retaining the Community Commercial land use designation as Bay Avenue is distinctly more neighborhood serving than 41 <sup>st</sup> Avenue which has a Regional Commercial designation and has a greater growth capacity.
116	Gayle Ortiz	Page LU-10, Historic Resources	Can we add something on this page about the value of historic preservation?	Staff will add a statement to acknowledge the importance of preserving Capitola's historic features.
117	Gayle Ortiz	Page LU-12, 4 <sup>th</sup> paragraph	"Standards of building intensity..." shouldn't that say something about FARs in residential? 17.15.100	Staff will add a sentence to acknowledge that residential FAR is controlled by the Zoning Ordinance.
118	Gayle Ortiz	Page LU-15	Should the GP call out the select sites that have special criteria? Or at least say why have that? Is that something that is in effect now or will be with the new ordinances?	Please see response #8. The FAR issue will be further discussed at the next GPAC meeting.
119	Gayle Ortiz	Page LU-16	This seems too low for some areas?	FAR is a key policy matter that will be further discussed at the next GPAC meeting.
120	Gayle Ortiz	Page LU-19, Action LU-1.1	When we will develop commercial and residential design guidelines	Following GP adoption, staff will present the list of action items to the Planning Commission and City Council to seek direction on priorities. It is unknown at this time when specific action items will be implemented; however, staff would recommend that design guidelines be developed following adoption of a new Zoning Ordinance.
121	Gayle Ortiz	Page LU-20, Policy LU-2.3, LU-2.4, Action LU-2.1, LU-2.2	Is there really a will in Capitola to do all of these things regarding historic preservation? Possibly hire Carolyn Swift?	A number of comments have been received during the GP Update process regarding a desire to improve Capitola's historic preservation practices. Staff recommends the GPAC consider the applicable policies and actions and advise if the proposal is overly ambitious. It is conceivable that the City could hire Ms. Swift or other qualified historic consultants to assist in implementing the historic preservation program.
122	Gayle Ortiz	Page LU-21, Goal LU-4	Add something specific about parking and noise impacts in neighborhoods in this section.	Staff will add a new policy regarding parking and noise impacts under Goal LU-4
123	Gayle Ortiz	Page LU-22, Policy LU-5.5	There are inverted words "which it is"	Staff will make this correction.
124	Gayle Ortiz	Page LU-23, Action LU-5.1	Does Arch and Site Review Committee analyze impacts?	The Architecture and Site Review Committee considers impacts from site design; e.g., height and mass, parking layout, grading, stormwater management, etc. When issues are identified which

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				could impact neighboring properties, the Committee offers recommendations for design changes to avoid or mitigate those impacts.
125	Gayle Ortiz	Page LU-25, Policy LU-7.3	Views need to be included here. Protecting scenic views is really important to us.	Staff will revise to state “Protect and enhance significant scenic views and resources that contribute to...”
126	Gayle Ortiz	Page LU-27, Policy LU-8.2	When you say encourage the development of structures on existing Capitola Mall surface parking lots, do you mean parking structures or retail structures?	The policy is intended to refer to commercial and/or mixed-use structures. Staff will revise the language to clarify.
127	Gayle Ortiz	Page LU-30, Policy LU-9.4	I have been encouraging the council to do a study on what constitutes a healthy mix of office, medical and retail on 41 <sup>st</sup> Ave. And where do we stand now? Seems we need to know what that mix is so we can use it for planning. And use it when someone comes in and wants to put in a medical building. We need guidelines in place.	This topic was discussed at the 10/29 GPAC meeting. The GPAC agreed to add language to include an action item to study commercial office/retail mix.
128	Gayle Ortiz	Page LU-31	I would like to see our Mixed-Use areas stated on this opening page	Staff will make this revision.
129	Gayle Ortiz	Page LU-33, Goal LU-10	This area has grown larger than just the day-to-day needs of Capitola residents.	Staff proposes to add “and visitors” following “residents”.
130	Gayle Ortiz	Page LU-33, Policy LU-10.1	Do we need design guidelines for this area?	The Bay Avenue Commercial District would be included in the proposed Commercial Design Guidelines. Staff envisions that the Guidelines would describe each commercial area within the City to provide customized design standards for each district.
131	Gayle Ortiz	Page LU-33, Policy LU10.5	Where is Peery Global Park? Do you mean Peery Park?	Yes, staff will make this correction.
132	Gayle Ortiz	Page LU-34, Figure LU-7, Item 1	What about the city plans to landscape Bay Avenue with trees? We had public meetings about that when we discussed the roundabout. Has that been dropped? Are the owners to do it piecemeal now?	Staff is not aware of a current City plan to landscape Bay Avenue; however, the City would install street trees in conjunction with CIP projects along Bay Avenue (roundabout, street improvement projects, etc).
133	Gayle Ortiz	Page LU-34, Figure LU-7, Item 2	Better to begin with the sentence about driveways and follow with the sentence about the Grimes property?	Staff will make this revision.
134	Gayle Ortiz	Page LU-34, Figure LU-7	The map on this page indicates the Peery Park Bridge, I think. Should it be marked?	Staff will add a label as requested.
135	Gayle Ortiz	Page LU-37, Goal LU-12	The document should say something about the fund we have for the library.	A statement will be added about the library fund.

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136	Gayle Ortiz	Page LU-37, Goal LU-12	Should the beach be added to this list? Maintain public beach...erosion, etc.	Policies LU-13.6, 13.7, and Action LU-13.3 address maintenance and improvements to the beach.
137	Gayle Ortiz	Page LU-38, Policy LU-12.5	Should include the restaurant as a use.	Staff will add the restaurant as a use on the wharf.
138	Gayle Ortiz	Page LU-38, Action LU-12.3	Has the City Council noted this as the only option in a public meeting?	The City Council voted to pursue a multi-use park on the McGregor property. There was not consensus among the Council as to whether the park would be a permanent use.
139	Gayle Ortiz	Open Space/Conservation Element	Trees need to be included in this, both public trees and trees on private property. Something should be said about a healthy percentage of trees in an Urban Tree Forest the size of Capitola.	Staff will add a policy to the element to encourage tree preservation and enhancing Capitola's urban forest.
140	Gayle Ortiz	Page MO-17, Policy MO-3.5	What are our plans for Transportation Impact Fees?	Action MO-3.4 would require the preparation and implementation of a transportation impact fee program. Fees collected under the program would be used to fund needed circulation improvements caused by new development. Similar to the City's CIP program, projects would be selected and prioritized by the City Council.
141	Gayle Ortiz	Page MO-20, Policy MO-5.3	Has this been discussed at public meetings and decided for sure? Has a way of determining this been studied. If not is should either not be in this document or stated in a less direct way.	The GPAC agreed to remove this policy at their 10/29 meeting. However, it should be noted that the City's current Housing Element has an action item to allow parking reductions for mixed-use projects and to consider reductions for senior housing facilities.
142	Gayle Ortiz	Page SN-4, Figure SN-1	The lagoon is labeled Capitola Avenue?	The blue shaded area represents the 100-year flood zone, which covers Capitola Avenue.
143	Gayle Ortiz	Page SN-13, Sensitive Receptors	The folks who live on Monterey Avenue have been complaining to the police department about excessive noise on that street for many years. Due to the incline motorcycles and cars have a tendency to "punch it" leading high levels of noise. Can this street be added here?	Staff will add Monterey Avenue to the list of streets which experience traffic noise impacts.



Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
144	Gayle Ortiz	Page ED-3, first diamond	Again, it states that Bay Avenue is a small retail concentration serving local needs. I think we should consider changing this since there are several regional businesses there.	Staff will revise.
145	Susan Westman	Page 1-2	There is a bullet point for Open Space and Conservation Element. Then the description starts with "Conservation and Open Space Element". The title of the element should be consistent throughout the document.	Staff will make this correction.
146	Susan Westman	Page 1-4	This page starts with "The City and its Planning Area". The first sentence needs to be changed to say ...east of the City of Santa Cruz along Highway <u>1</u> not 101.	Staff will make this correction.
147	Susan Westman	Page LU-2, Existing Land Use	<p>I don't think the statement that "over half of Capitola is occupied by residential uses, primarily in the form of detached single-family homes" is correct. While it is correct that residential does make up 52% of the city, only 36% of the City's residential units are single-family detached homes. The other 64% of the residential units in Capitola are attached units and mobile home parks. I think this section should be rewritten to say the following.</p> <p><u>"As shown in Table LU-1, over half of Capitola is occupied by residential uses. Single-family detached units make up 36% of the City's housing stock. The remaining 64% of the City's housing stock is comprised of apartments, condominium projects and mobile home parks. There are more renter households than owner households in Capitola."</u></p>	Staff will make this correction.
148	Susan Westman	Page LU-2, Depot Hill	One of the main issues on Depot Hill is the wide street rights of way. This section should be rewritten to say the following.	Staff will make this correction.

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
			<p>“A high concentration of historic single-family homes, a variety of architectural styles, <del>and narrow street with no sidewalks</del> and <u>having a sidewalk exemption program</u> contributes to the neighborhood’s coastal village feel.</p>	
149	Susan Westman	Page LU-4, Riverview Terrace	<p>As far as I know the majority of Riverview Terrace does (not) have sidewalks. There is a portion of Oak Drive with no sidewalks on one side of the street and a portion of Riverview Drive between Capitola Avenue and Gilroy. So I would not characterize this as a neighborhood with no sidewalks. Perhaps a more accurate wording would be as follows.</p> <p>“Narrow streets and <u>narrow sidewalks</u> contribute to a compact and intimate feel.”</p>	Staff will make this correction.
150	Susan Westman	Page LU-5, Parks and Recreation	<p>There is more than one school district in Capitola so the General Plan should distinguish between Soquel Union Elementary School District and the Santa Cruz City School District. Where ever you use the term School District it should be changed to Soquel Union Elementary School District (SUESD) or Santa Cruz City School District. This includes the footnote on Table LU-2.</p> <p>The map on LU-8 should be Opal Cliffs Transitional Kindergarten not Opal Cliffs Elementary School. The Soquel Union Elementary School District has future plans for an elementary school but there is debate about whether or not it will ever be built.</p>	Staff will make these corrections.
151	Susan Westman	Page LU-13, Land Use Map	[The library site should be designated Public/Quasi-Public	Staff will make this correction.
152	Susan Westman	Page LU-15, Village Mixed-Use	While there has been acceptance by some of the residents of Capitola to allow for a larger hotel building on the theater site, I did not hear from participants in the General Plan Workshops or from the GPAC a desire to allow for exceptions on any site other than the hotel site in the Village. This needs to be revised to read as follows.	Please see response #8. Additionally, staff recommends that the allowance for increased FAR be applicable to the Village Mixed-Use designation to avoid potential issues with “spot zoning” and because it’s possible that another site(s) could accommodate a hotel and benefit from the allowance over the next 20+ years.

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
			“Maximum permitted FAR in the MU-V designation is 2.0 with an FAR of 3.0 permitted for the development of a hotel on the theater site.”	
153	Susan Westman	General Comment	I understand the reasoning for not combining the General Plan and the Coastal Land Use Plan in one document. The process was becoming very cumbersome. I would go even farther and say that the City should not undertake a process to have a new Coastal Land Use Plan but follow the example of the City of Santa Cruz and amend our existing Coastal Land Use Plan to reflect General Plan changes made in the coastal zone.	Staff appreciates the comment and will consider options for amending and/or updating the LCP.
154	Susan Westman	General Comment	I am concerned about adopting a General Plan that is going to rely so heavily on the zoning regulations prior to a draft zoning code being prepared and at least available for review. Every one of the General Plan designations allows for higher density if the project meets the criteria in the Zoning Code. Each district should at least list the sites where exceptions are possible. In the 41 <sup>st</sup> Avenue Corridor people do not seem to object to having an exception on the mall property but do not have the same feeling about other sites on the east side 41 <sup>st</sup> . Avenue.	See response to comment #8
155	Susan Westman	Page LU-15, Regional Commercial	I am surprised that this district along 41 <sup>st</sup> Avenue does not specifically allow for any high-density residential projects. The City has been having discussions with a property owner regarding consolidating their property on the east side of 41 <sup>st</sup> . Avenue and developing a mixed used residential/commercial project. The idea was that the high density residential would provide a bit of a buffer to the residential on 42 <sup>nd</sup> Avenue. We should have some discussion about this policy change.	The C-R designation was intended to allow mixed-use development. A statement will be added to the description to acknowledge mixed-uses as an allowable land use.
156	Susan Westman	Page LU-18, Policy LU-1.3	Even with the definition on Page GL-4 for what compatible means this policy is still too vague and open ended.	It is acknowledged that compatibility can be difficult to define and that it often requires some level of subjectivity. Notwithstanding, land use compatibility findings are typical requirements for new development. Staff therefore recommends retaining the language as-is.

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
157	Susan Westman	Page LU-20, Action LU-2.2	This is not an Action but a Policy according to your definition of Action on Page I-3. "An Action is not on-going, but rather something that can and will be completed."	Staff will revise the definition of Action to acknowledge that some actions are ongoing.
158	Susan Westman	Page LU-23, Action LU-5.1	<p>I think this Action is too specific because the Architectural and Site Review Committee has evolved and changed over the years and should continue to evolve and change over the next 20 years as needed. The name of the Committee might even change over the next 20 years. Also I don't think this is an ACTION because it is an on-going process. There should be a POLICY that reads as follows.</p> <p>"Development applications should be reviewed by a City appointed design review group as part of the approval process to ensure high quality design, analyze potential impacts and incorporate mitigations measures."</p>	Please see response #157. Staff will make the requested revision, with a parenthetical reference to the Architectural and Site Review Committee as the entity currently filling the review role.
159	Susan Westman	Page LU-23, Policy LU-6.4	We need to add restrooms to the list of amenities	Staff will add restrooms to the list of amenities.
160	Susan Westman	Page LU-24, Policy LU-6.7	<p>Personally I don't think there is a lot more bandwidth in the community for more events such as the car show, art and wine festival and begonia festival. Large-scale events that require closing down more than one street in the Village have a major impact on the residential areas near the Village. There is a strong desire to see more small scale activities such as farmers' markets, art shows, and eating events which will bring people into the Village but do not involve closing down the entire Village.</p> <p>I would rewrite the Policy to read as follows: Community Events - Encourage more small-scale winter months and early evening events to attract visitors and residents to use the Village during these times.</p>	Staff has received conflicting comments regarding additional events. As agreed at the 10/29 GPAC meeting, the policy will be revised to state that community events should be planned and managed to minimize traffic and parking impacts on surrounding residential neighborhoods.
161	Susan Westman	Page LU-24, Action LU-6.1	I am struggling with the word entertainment because to me this includes more places where alcohol is one of the main parts of the entertainment. More bars, more music and more nightlife could be defined as more entertainment. Bars with a	Staff will remove the word entertainment and rely instead of recreational opportunities.

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
			view provide a connection to the coastal setting. Personally I would eliminate the word entertainment and just talk about more recreational opportunities and activities in the Village.	
162	Susan Westman	Page LU-24, Action LU-6.2	This is not an Action but rather a Policy.	Please see response #157.
163	Susan Westman	Page LU-25, Policy LU-7.4	It recent years the City went through the process of closing the Pacific Cove Mobile Home Park to temporarily use this property to provide additional parking for visitors. As part of this process it was agreed that one of the City's top priorities was going to be to construct a parking structure so that the lower Pacific Cove land could ultimately be used for other purposes. Seems like this should be mentioned in this policy section even though it is talked about on Page LU-37 because the parking structure is all about Village and hotel parking.	Staff will add the parking structure to this policy.
164	Susan Westman	General Comment	Also, I think it is important to rename the Pacific Cove Parking Lots to Capitola Beach Parking Lot 1 and Capitola Beach Parking Lot 2. Visitors have no idea what the Pacific Cove Parking Lot means or if you can use it to park in for the Beach.	Renaming the parking lots is a topic worthy of discussion; however, staff recommends that the discussion occur separate from the GP process.
165	Susan Westman	Page LU-26, Policy LU-7.6	You have listed Policy LU-7.6 under Actions. I agree this should be an Action but am a bit confused by exactly what you are trying to say. The policy says, "Develop a program to provide alternative parking arrangements for visitor serving uses in the Village." Aren't all the uses in the Village "Visitor Serving"?	Staff will make this correction. The Village has office/professional and residential uses which are not considered visitor-serving.
166	Susan Westman	Page LU-26, Policy LU-7.6	There should be a little discussion about what is "alternative parking arrangement". Is this an Action that belongs to the hotel or to the entire village? While there is a group that would like to see additional development in the Village besides a hotel, I do not believe that was the direction that came out of the GPAC meetings or the workshops.	See response to comment #23. The Action applies to the entire Village (Village Parking). Although the hotel on the former theater site is the only known visitor-serving use that may be proposed in the near future, staff believes alternative parking arrangements for future, unknown developments would also be desirable. Additionally, the City's current LCP includes requirements for new development in the Village to provide remote parking within walking distance of the Village.
167	Susan Westman	Page LU-27, Parking Lot Redevelopment	I very much support the goal of transforming the Capitola Mall to a more pedestrian friendly commercial district. I agree that the current Mall is over-parked and some minor development	Staff will add a statement to ensure new development on the mall site provides adequate on-site parking.

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
			<p>can take place without additional parking being needed.</p> <p>The City needs to be very careful, however, to not under-park the mall or any new development in this corridor because that lack of parking will impact the residential neighborhoods that border this commercial area. The Capitola Mall is not in a location like Santana Row where overflow parking only affects other commercial areas. The Capitola Mall is going to need a parking structure as part of any new major development to create additional retail space if the goal is to not impact the adjacent residential neighborhoods is real.</p>	
168	Susan Westman	Page LU-30, Policy LU-9.7	There is only one Capitola Road and 41 <sup>st</sup> Avenue intersection and I thought the idea was to make that intersection into a “statement intersection” for the 41 <sup>st</sup> . Avenue area. The 41 <sup>st</sup> . Avenue plan talked about trying to add some public space or other amenities.	Staff will make this correction. Staff will also add a policy to encourage new development at the 41 <sup>st</sup> Avenue/Capitola Road intersection to include public spaces and amenities.
169	Susan Westman	Page LU-30, Policy LU-9.7	<p>Trying to do development on Capitola Road other than the area where the DMV is located is going to be difficult because the lots on the other side of the street are not particularly deep and all of them abut residential areas. It was my impression that the GPAC rejected the idea of trying to put small boutique hotels along Capitola Road.</p> <p>There needs to be some discussion about why this Policy has been included in the General Plan and come up with less confusing wording.</p>	The GPAC discussed the wording of this policy at the 10/29 meeting, see responses #9 and #17. The existing General Plan and Zoning allows hotels along Capitola Road. The proposed General Plan does not encourage hotel development or intensification of uses on Capitola Road.
170	Susan Westman	Page LU-33, Policy LU-10.1	This is a Policy which should be included in all commercial areas not just Bay Avenue.	Staff will add this policy to other commercial area descriptions.
171	Susan Westman	Page LU-33, Policy LU-10.5	Peery <del>Global</del> Park	Staff will make this correction.
172	Susan Westman	Page LU-35, Action LU-10.2	Conduct a <del>robust</del> public outreach process to study the feasibility of installing roundabout at the Bay Avenue/Capitola Road intersection.	Staff will make this revision.

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
			This is a discussion where there are going to be various opinions about what should be done at this intersection but the process shouldn't be more robust than other public processes.	
173	Susan Westman	Page LU-35, Figure LU-8	Figure LU-8 does not represent the results of the workshop held at Jade Street on the City Hall/Pacific Cove Property. At the public workshop and at the GPAC meeting there was a recommendation to eliminate Area 4. If the General Plan is going to recommend something different than the consensus from the GPAC/Public Workshop I think this is an item that should be discussed by the GPAC.	This topic was discussed at the 10/29 GPAC meeting. The GPAC agreed to recommend removal of "Area 4" from the figure and any associated references.
174	Susan Westman	Page LU-35, Figure LU-8	The map also indicates that the rail trail will run through this area. It was my understanding that the rail trail was going to leave the tracks at Monterey and go through Capitola Village and reconnect with the tracks at the top of Cliff Drive because there was no funding in the foreseeable future for doing the necessary work needed to allow pedestrians and bike on the trestle.	The rail trail will be removed from the figure.
175	Susan Westman	Page LU-37, Policy LU-12.2	The last sentence should be eliminated because there has been no public discussion about relocating the library into a City Hall Complex to be constructed on Site 4 of the Pacific Cove Property. I understand that the Library Board has included this in their new bond proposal information but before it is included in Capitola's General Plan there should be some public discussion. The current site on Wharf Road was the recommended site by the Library Task Force that looked into sites for building a new library in Capitola. The current site also allows for parking opportunities for whatever park development ultimately happens on the Rispin Property.	This topic was discussed at the 10/29 GPAC meeting. The GPAC agreed to recommend removal of all references to consideration of the lower Pac Cove site for a future library.
176	Susan Westman	Page LU-38, Policy 12.6 and Action LU-12.3	Policy LU-12.6 and Action LU-12.3 seems to be in conflict with each other. If the City Council has already made a decision to pursue the development of this property as a park then the statement about having visitor-serving accommodations there should be eliminated.	This topic was discussed at the 10/29 GPAC meeting. The GPAC agreed to recommend removal of references to the McGregor property as a potential site for a future visitor serving use.

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
177	Susan Westman	Page LU-38, Policy 12.6 and Action LU-12.3	...what is going to happen with the Coastal Commission regarding the discussion of what is included in Tannery Gulch Riparian Corridor. The General Plan has listed Tannery Gulch as an environmentally sensitive area and the current Local Coastal Plan includes almost all of the property as part of "Tannery Gulch" based on the wording about Coastal Live Oaks. Perhaps one of your Actions should be to clarify with the Coastal Commission how much of the McGregor Property is going to be available for development before money is spent on plans for developing the site.	Staff agrees that an agreement must be reached with the Coastal Commission regarding the limits of riparian habitat prior to development outside of the existing disturbed area. However, staff recommends that this issue be resolved outside of the GP process.
178	Susan Westman	Page LU-41, Action LU-13.3	<p>The first sentence should be a policy not an action. "Continue to clean and improve the maintenance of the beach for recreational use."</p> <p>The second sentence should be an action. "Develop a program to continue to provide adequate public facilities such as restrooms, showers, and drop-off locations for beach-goers."</p>	Please response #157
179	Susan Westman	Page LU-42, Policy LU-14.6	Policy LU-14.6 seems to be a repeat of Policy LU-6.7 on page LU-24. Perhaps the Goal LU-14 should be changed to read as follows. "Support recreational programs and community <u>events activities</u> that contribute to a high quality-of-life." Recreation programs and events like the car show shouldn't be classified together. The General Plans deals with community events in another section.	Policy LU-6.7 pertains to Goal LU-6: "Strengthen Capitola Village as the heart of the community". Policy LU-14.6 responds to Goal LU-14: "Support recreational programs and community events that contribute to a high quality-of-life". Although these goals have some overlap, they address distinct visions identified by the GPAC. Staff recommends retaining the language as-is.
180	Susan Westman	Page LU-42, Policy LU-14.7	There are a lot of people in Capitola who are very upset that the Soquel Union Elementary School District (SEUSD) closed the elementary school in Capitola when they expanded the Middle School at this site. There are also a lot of people who don't want to see the SUESD build a new elementary school on the Jade Street site. A better Policy would be to "Work cooperatively with the Soquel Union Elementary School District to provide elementary and middle school facilities for the	Staff will make this revision.



Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
			children who live in Capitola.”	
181	Susan Westman	Page OSC-10, Water Quality and Conservation, 2 <sup>nd</sup> paragraph	Creating the lagoon during the summer months in Capitola has been taking place since the 1920’s. I feel a little more history about the lagoon and flume should be included.	Staff will add more detail as requested.
182	Susan Westman	Page OSC-12, Water Conservation	Since the desalination plan seems to be on hold, I think the last two sentences on this page need to be rewritten to reflect the current situation.	Staff will revise all references to the desalination plant throughout the document to reflect current conditions.
183	Susan Westman	Page OSC-15, Action OSC-2.2	“Action OSC-2.2 Climate Action Plan Updates - Update the Climate Action Plan <del>every five years</del> <u>as required by state law.</u> “ I understand it is every 5 years now but that may change in the future and you don’t want to have to amend the General Plan each time the state law changes.	Staff will make this revision.
184	Susan Westman	Page OSC-19	The ACTIONS need to be moved down two places.	Staff will make this correction.
185	Susan Westman	Page OSC-20, Policy OSC-6.2	Once more we have listed Tannery Gulch riparian corridor as environmentally sensitive. I think we need to clarify what is the “Tannery Gulch riparian corridor”.	Please see response #177
186	Susan Westman	Page OSC-27, Policy OSC-10.6	I am not certain the SUESD would appreciate the City telling them what to do at their school and secondly the SUESD already has an organic garden program in place at New Brighton Middle School. I would eliminate this Policy from the City’s General Plan.	Staff will remove this policy.
187	Susan Westman	Page MO-2	I know that this is getting really picky but for those of us who live in Santa Cruz County and endure the congestion on Highway 1 on a daily bases, having a picture which shows a wide open Freeway is a bit disingenuous.	Staff will replace this picture.
188	Susan Westman	Page MO-7, Parking Management	This needs to be rewritten to include the recently installed pay stations. Also you need to clarify that the shuttle bus service is currently provided because it is a Coastal Commission requirement to allow the City to have the neighborhood parking permit program not to “address the shortage of Village parking during peak times.” The shuttle bus was established to reduce visitor parking in the residential areas.	Staff will make these corrections.
189	Susan Westman	Page MO-17, Action MO-2.2	This is not the “Capitola” Improvement Program but rather the Capital Improvement Program.	Staff will make this correction.

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
190	Susan Westman	Page MO-22, Action MO-6.4	This should be a Policy not an Action.	Please see response #157
191	Susan Westman	Page SN-5	Eliminate the “s” on provide in the first line	Staff will make this correction.
192	Susan Westman	Page SN-21, Action SN-2.4	First this is a Policy not an Action. Secondly you might want to check with the City Building Official to see if there actually are still any un-reinforced masonry buildings in town which have not been retrofitted.	Please see response #157. The City Building Official confirmed that they occasionally encounter un-reinforced masonry buildings which have not been retrofitted.
193	Susan Westman	Economic Development Element, Cover Page	One of the sensitive issues in Capitola Village has been illegal A Frame signs. Perhaps a photograph without an illegal sign would be more appropriate. The same photo is also on Page ED-8.	Staff will replace this photo.
194	Nels Westman	Pages LU-13 & LU-14	<p>The new maximum development density in the R-SF zone is 10 units per acre. This includes the many R-1 zones. R-1 zones currently have a maximum density of 8 units per acre so this is a 25% increase. This is a big problem.</p> <p>R-1 zones are the backbone of this community and are to be protected. This new density standard will result in lot splits, narrow two-story in-fill, more parking demands, fewer on-street parking spaces due to more curb cuts, compromised privacy and solar access and relentless pressure to reduce off-street parking requirements from the current two car requirement because parking takes up too much space on these new small lots.</p> <p>Call it what you want, retain the R-1 zone and 5,000 sq ft minimum lot size.</p>	<p>The current GP does not have a R-1 land use designation. The R-1 designation is a zoning classification which is not proposed to be changed by the draft GP.</p> <p>Current GP residential land use designations are: Residential-Low (R-L), Residential-Low-Medium (R-LM), Residential-High (R-H), and Residential –Mobile Home (R-MH). The R-L designation (2 units/acre) was only applied to properties outside of the City limits along McGregor Drive and near New Brighton State Park. The R-LM designation allows 5-10 dwelling units per acre; R-M allows 10-15; and R-H allows 10-20 units/acre.</p> <p>The proposed R-SF designation would retain the existing 10 dwelling unit per acre allowance. No increased density in single-family neighborhoods would be permitted under the proposed GP.</p> <p>Lot sizes are regulated by the Zoning Ordinance. The proposed GP would not change existing zoning designations or lot size requirements.</p> <p>Development proposals would be required to comply with both the density limit in the GP and the minimum lot size</p>

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
				<p>requirement in the ZO, the effect of which would limit potential lot/residential unit yield.</p> <p>Additionally, 2<sup>nd</sup> dwelling units count toward density; therefore, it is conceivable that a 10 unit/acre density limit could be achieved while still conforming to ZO minimum lot size requirements.</p> <p>For these reasons, staff recommends retaining the 10 du/acre density limit in the proposed GP, as it does not represent any increased development potential over the existing GP.</p>
195	Nels Westman	Page LU-15	<p>A 50% increase in FAR in the MU-V and C-R areas on selected but unidentified parcels and under special but as yet unwritten criteria is a “blank check” approach ripe for over development and abuse. The potential parcels should be identified (theater property, Mall property, etc) and at least the broad criteria written and approved through public process before this part of the General Plan is approved.</p> <p>The reason for concern in the Village is obvious and has been articulated by many Capitolans. With the exception of the theater property there is no other Village parcel that can support a 3.0 FAR without creating far more problems than benefits to the community.</p> <p>In the C-R having a 3.0 FAR on the east side of 41<sup>st</sup> north of Capitola Road would allow redevelopment of these properties with absolutely no chance of providing common-sense adequate parking, resulting in serious impacts on adjacent neighborhoods such as 42<sup>nd</sup> Avenue. Shell game type tricks such as commercial and residential uses sharing the same parking space will not work here.</p>	Please see response #8
196	Nels Westman	Page LU-16	Same comment as above. No “blank check” approach for the C-C for which a 70% increase in FAR is proposed.	Please see response #8

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
197	Nels Westman	Page LU-21, Policy LU3.5	<p>Policy LU3.5 is a double edged sword which worries me. While at first blush you might tend to think that improving pedestrian and bike access benefits residents from nearby residential neighborhoods, the opposite is equally true. It will facilitate overflow and employee parking from commercial areas in residential areas. Up to this point it appears to me the City has been careful to protect residential neighborhoods from this impact. Creating a barrier has been an effective technique. The seriousness of this problem will increase dramatically as the result of the push to create more commercial space on 41<sup>st</sup> Avenue with SIGNIFICANTLY less parking.</p> <p>Incidentally, creating a permit parking zone to mitigate this problem is saying, "OK. We screwed up and now your neighborhood has a problem. Permits are a complicated and imperfect system with lots of potential for residents and their guests to get ticketed, they cost the permit holders money and they cost the city money to enforce. But at least we can get political cover by appearing to do something." I would say, be very careful about not creating the problem in the first place. That is the best thing you can do to protect your residents.</p>	See response #10
198	Nels Westman	Page LU-21, Policy LU-3.6	Closing Capitola Ave in the Village diverts a great deal of extra traffic into adjacent neighborhoods. No more events which require closing Capitola Ave. Strive to reduce the size of Art & Wine and the Hot Rod Show to the point where Capitola Ave can remain open .	Please see response #11. If there is community desire to reduce the size of the Art & Wine Festival or Car Show, staff would recommend that those discussions occur outside of the General Plan process.
199	Nels Westman	Page LU-21, Policy LU-3.8	This is important. Be sure to read this policy carefully whenever considering increases in FAR and decreases in parking. Perhaps <b>BIG BOLD</b> font would help.	Please see response #78.
200	Nels Westman	Page LU-27, Policy LU-8.2	The net effect of building more stores on existing parking spaces in the Mall can very quickly change an "over parked" condition to an "under parked" condition with disastrous effects on adjacent neighborhoods. GO SLOW and don't screw this up!	Please see response #12

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
201	Nels Westman	Page LU-29, Policy-8.5	See comment about Policy LU-8.2 if a new interior street results in more loss of parking spaces.	A statement will be added to require a parking analysis for new development on the mall property to ensure that adequate on-site parking is provided.
202	Nels Westman	Page LU-34, Item 3	A traffic circle at Bay/Capitola Ave. is a bad idea, particularly for pedestrians. If it were built, the LAST thing you want to do is surround it with numerous, new attractive pedestrian friendly stores which will be a major distraction to drivers whose sole focus must be safely navigating the traffic circle with thousands of other cars in constant motion all day long.	There have been conflicting opinions regarding a traffic circle at the Bay Avenue/Capitola Avenue intersection. The City Council also recently voted to pursue grant funding for a traffic circle. Accordingly, staff recommends leaving this policy in the GP.
203	Nels Westman	Page LU-35, Action LU-10.2	A roundabout in this constrained location would be a serious and expensive mistake. They are a very dangerous pedestrian environment. All this to try to speed up traffic flow during those peak times when school is starting or getting out. What's with a "robust public outreach?" Is there an agenda going on here that we need to start getting "robust?" Let's have a "robust" public education process about the staff's unpublished plan to build a large, expensive new city hall, library and police department in Lower Pacific Cove parking lot.	Please see response #202. Staff will remove the word "robust" from the Action.
204	Nels Westman	Page LU-37, Policy LU12.2	This policy is an insult to the City appointed committee who evaluated library locations in Capitola and identified the current Wharf Road site as clearly the best location. This policy is a thinly veiled attempt by staff to manipulate library funding to promote the construction of a large and very expensive new City Hall and police department building. Being sandwiched in between a police department and city offices in a multi-story building on a busy street curve in crazy congested Capitola Village and with problematic parking in a remote parking structure is not what I would call a "superior site." Let the citizens make that call.	The GPAC discussed this topic at their 10/29 meeting and recommended removal of this policy.
205	Nels Westman	Page MO-22, Action MO-6.4	?????	This policy refers to existing parking programs (e.g., beach shuttle)
206	Nels Westman	Page MO-23, Policy MO-7.6	When did the City adopt an official policy regarding establishing passenger rail service on the Santa Cruz Branch rail line	Please see response #37

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
207	Nels Westman	Pages SN-10, figure SN-4	It appears at least part of the footprint of the proposed City Hall/Library/Police Department mega-structure is in the Liquefaction Zone?	The lower Village, upper Village, and Riverview Terrace areas are almost entirely located in liquefaction hazard zones. Modern engineering and construction techniques have been developed to effectively mitigate the effects of liquefaction in most circumstances.
208	Nels Westman	Page SN-28, Action SN-7.1	This Action item needs clarification about noise rules on weekends. It discriminates against Do-It-Yourself homeowners who work M-F. Homeowners should be exempted.	Please see response #13.
209	Jacques Bertrand	Page LU-2 & 3	Add in the Trotter neighborhood as a recognized Capitola neighborhood.	Staff will add a statement that the Trotter Street area is part of the 41 <sup>st</sup> Avenue/West Capitola neighborhood.
210	Jacques Bertrand	Page LU-4	Where does the designation “North Forties” originate?	Staff received comments that the 41 <sup>st</sup> Avenue/West Capitola area had been historically referred to as the “North Forties” based on its location along the north side of 41 <sup>st</sup> , 42 <sup>nd</sup> , 43 <sup>rd</sup> , etc. Avenues.
211	Jacques Bertrand	Page LU-9, Table LU-2	Add in the green area at Park & Monterey as a future park site	Table LU-2 describes existing parks only. It is unknown if the area near the railroad tracks can be developed as a park site due to right-of-way issues and size limitations.
212	Jacques Bertrand	Page LU-12, 2 <sup>nd</sup> paragraph, last sentence	Does “other City regulations” refer to things like set-backs?	Yes, development standards in the Zoning Ordinance (height, setbacks, FAR, parking requirements) and other City regulations also control development intensity.
213	Jacques Bertrand	Page LU-19	Add to Action LU-1.1 the design guideline topic of <b>Brand Identity</b> , ref GP-2 and the guiding principle related to the economy (good to emphasize)	Please see response #112
214	Jacques Bertrand	Page LU-20	Possibly bring in the Capitola Museum Commission	Staff will add a statement to work with the Museum Board.
215	Jacques Bertrand	Page LU-21, Goal LU-3	Add two actions: 1) develop a Capitola trail map of existing and potential paths 2) Identify streets and areas of Capitola that are now and potentially available for community events, s.a. farmer’s markets, street fairs, neighborhood parties, etc.	The GPAC should discuss whether to add these Actions.
216	Jacques Bertrand	Page LU-21	Policy to support street & neighborhood parties	Policy LU-3.6 is would allow these types of temporary community activities.
217	Jacques Bertrand	Page LU-23	Add an action to develop guideline for engaging with neighbors of controversial projects during the initial planning stages.	Staff will add a statement to encourage public outreach during discretionary review of proposed projects.
218	Jacques Bertrand	Page LU-25, LU-7.2	Include sidewalk widening to Policy	Policy LU-7.2 would support widening sidewalks which improve

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				pedestrian mobility. There are also a number of Mobility Element policies which encourage improved pedestrian facilities.
219	Jacques Bertrand	Page LU-26, LU-7.6	Include hotel guests in Policy	Hotels are a visitor-serving use and their guests would be a primary consideration when developing a parking program.
220	Jacques Bertrand	Page LU-34, Figure LU-7	Add descriptions to the figure	Please see response #134
221	Jacques Bertrand	Page LU-34, Figure LU-7	Would an interior drive, s.a. what is proposed for the Mall, be appropriate, especially to control traffic off & onto Bay Ave?	The mall sits on a double fronted property which could provide an opportunity for a through street to provide improved circulation and urban design, a benefit not enjoyed by the Bay Avenue shopping center. The GP establishes that future development of the Grimes property be integrated into the shopping center and other neighboring uses.
222	Jacques Bertrand	Page LU-37, LU-11.1	Add to action a pedestrian connection from the parking structure to Fanmar Way, or basically make a more inviting way to walk from the parking structure to Central Village.	Please see response #4
223	Jacques Bertrand	Page LU-39, Policy LU-13.3	Include non-native and invasive species mitigation (this is mentioned later, but emphasis is important).	Please see response #78.
224	Jacques Bertrand	Page LU-41, Policy LU-13.2	Include schools in Action	Action MO-2.4 requires the City to establish a Safe Routes to School Program
225	Jacques Bertrand	Page OSC-5, Plastics	Capitola has added bags	Staff will note the plastic bag ordinance.
226	Jacques Bertrand	Page OSC-18	Inform the public about the Community Choice Aggregation initiative.	This is supported by Policy OSC-5.3
227	Jacques Bertrand	Page OSC-18, Action OSC-4.3	Add to encouragement of native plants and trees as sustainable alternatives	Please see response #69.
228	Jacques Bertrand	Page OSC-21	Include an action for the gradual reduction of non-native plants and trees on public land	Please see response #69.
229	Jacques Bertrand	Page MO-16, Policy MO-2.7	Explain; also, I like the sidewalk less streets, it is part of the City's character	The policy is intended to recognize that adherence to all public street standards is not always possible due to physical limitations or financial realities. The City Council considers the community benefit and costs of street improvements in the CIP program.
230	Jacques Bertrand	Page MO-17, Action MO-2.1	Consider widening sidewalks in certain cases; public testimony on the village, suggested that this was desirable to encourage	Complete Street Standards would encourage sidewalk widening when needed to enhance pedestrian mobility. Sidewalk seating

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			foot traffic, provide for sidewalk seating in front of restaurants and perhaps commercial displays for merchandise	and outdoor merchandise displays will be evaluated and discussed during the Zoning Ordinance update process.
231	Jacques Bertrand	Page MO-18, Actions 3.1 & 3.3	Are the actions similar enough to combine?	These policies are different in that Action MO-3.1 is focused on neighborhoods and cut-through traffic and MO-3.3 is more general and relates to LOS standards.
232	Jacques Bertrand	Page MO-19, Policy MO-4.4	Interesting, can this be made to happen?	Yes, during the site design review process for new development.
233	Jacques Bertrand	Page MO-4.7	Add-in the word <b>Prior</b> , placement is obvious	Staff will make this revision.
234	Jacques Bertrand	Page MO-20, Goal MO-5	I believe this goal can be developed further	Staff recommends keeping the goal statement general and overarching. Specific policy additions may be considered by the GPAC.
235	Jacques Bertrand	Page MO-20	Add multiple uses to the parking structure; this will create and add draw	Policy LU-11.3 encourages consideration of multiple uses on the future parking structure.
236	Jacques Bertrand	Page MO-22, Action MO-6.3	Add bike boxes where appropriate	Staff will make this revision.
237	Jacques Bertrand	Page MO-25, Goal MO-8	Add an action to develop safer bike lanes, especially road way designations	Adding safer bike lanes is promoted by Actions MO-8.1, 8.2, and 8.3.
238	Jacques Bertrand	Page MO-25, Policy MO-9.2	As in suggestions for page MO-17 above, i.e. widening sidewalks in the Village	Policy LU-7.2 encourages improvements to pedestrian facilities in the Village.
239	Jacques Bertrand	Page MO-26, Action MO-9.4	Do areas without sidewalks need special attention; Also, I notice signs put up by residents on these streets prohibiting parking in front of their homes, is this permitted?	The GPAC may consider adding statements about pedestrian access in areas of the City without sidewalks. Residents do not have the authority to regulate parking on public streets.
240	Jacques Bertrand	Page SN-19, action SN-1.1	What is the impact of enrolling in FEMA's National Flood Insurance Program Community Rating System to Capitola and its residents?	Please see Page SN-3, 2 <sup>nd</sup> paragraph. The program would enable discounted flood insurance rates for property owners.
241	Jacques Bertrand	Page SN-22, Action SN-3.1	Add to or add another Action the following consideration: create and implement a gradual program of replacement for non-native trees in a protected habitat area	Please see response #69.
242	Jacques Bertrand	Page SN-26, Policy SN-6.5	Add to the concept of businesses cooperating to mitigate potential safety impacts	The City may limit a business' operation to prevent or minimize public safety impacts, but unfortunately, cooperation among business owners is typically outside the City's control.
243	Jacques Bertrand	Page SN-26	Include an Action to develop community cooperation districts for businesses to address public safety, area clean-up and general look & feel of the area to create a more positive	The City could encourage and possibly facilitate the development of such districts, but it could not require their formation.



Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
			perception	
244	Jacques Bertrand	Page ED-1	The economic development section needs major development and expansion, perhaps a separate effort at this point	The GPAC may choose to add goals and policies to the Economic Development Element.
245	Jacques Bertrand	Page ED-10, Action ED-2.4	Is “Capitola’s long-term vision” assumed to be what is being detailed in the General Plan?	Yes
246	Ron Burke	General Comment	Over use of commas – when several elements are listed successively, there should not be a comma before the word “and”.	According to the <i>New Webster’s Grammar Guide</i> , the comma is used to separate a series of three or more words, phrases, or clauses. Webster’s provides the following example: “Alice planned to have steak, potatoes, beans, lettuce, and ice cream for dinner”. It is acknowledged that other grammar guides suggest not using a comma before the word “and”; however, both methods are generally accepted as grammatically correct and is considered more of a writer’s preference.
247	Ron Burke	General Comment	“Sphere of Influence” – who derived the boundaries; how realistic is expansion of the city as well as what factors will trigger an annexation?; is the annexation likely to occur in stages or at once?	LAFCO defines a City’s Sphere of Influence. The GP includes a statement that annexation is not expected in the near future. Additional annexation information can be obtained from <a href="http://ceres.ca.gov/planning/lafco/lafco.htm">http://ceres.ca.gov/planning/lafco/lafco.htm</a>
248	Ron Burke	General Comment	As written – the General Plan would require a small army of staff to implement – how realistic are staffing levels considering budgetary and office space constraints?	Staff appreciates and shares this concern; however, the GP is intended to be implemented over a 20+ year timeframe. Following plan adoption, staff intends to present the list of action items to the Planning Commission and City Council to seek direction on priorities within the context of resource limitations.
249	Ron Burke	Page I-1	Why intentionally limit our-selves to 2 decades / 20 years? We do not know what the future holds, especially considering the effort and the funds required for this kind of massive update.	Staff will revise to 20-30 years, which is a typical range for a GP horizon.
250	Ron Burke	Page I-4, The City and its Planning Area	Why mention (sphere of influence areas) if not visually show in relation to Capitola? Need explanation of why this is important relative to the General Plan	State law requires General Plans to consider its Sphere of Influence areas.
251	Ron Burke	Page I-4, Brief History	Has Carolyn Swift reviewed and given approval to this section? It would be a shame if not.	This section was based on information in the Capitola Historic Context Statement, prepared by Carolyn Swift.
252	Ron Burke	Page I-4, Brief History	I believe the name of the tribe was ‘Osocalis’ for which the community of Soquel was named after.	Staff will add this note.
253	Ron Burke	Page I-8	Add Bay Avenue workshop	Staff will make this addition.

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
254	Ron Burke	Page GP-2, Neighborhoods and Housing	We did not discuss this little important textual addition. Also it is not in accord with the Complete Streets Act (AB 1358) mentioned on page MO-1.	This was discussed at the 10/29 GPAC meeting. The GPAC agreed to replace this guiding principle with prior language.
255	Ron Burke	Page LU-2, Residential Neighborhoods	Please place in alphabetical order as on page LU-9 in figure LU-2. The deference to neighborhood preferences in this order is ugly indeed.	Staff will make these revisions.
256	Ron Burke	Page LU-4	Need to insert Jewel Box area photo. All of these photos are exclusively of east of the creek. A suggested one would be either the Prospect house on the Prospect bluff at either end of Prospect overlooking the Village.	Staff will make this addition.
257	Ron Burke	Page LU-4, Jewel Box description	Various contextual edits to description.	Staff will make these revisions.
258	Ron Burke	Page LU-4, 41 <sup>st</sup> Avenue/West Capitola description	Strike "north forties"	Staff has received requested to include "north forties" as it is sometimes referred by long-time Capitolans.
259	Ron Burke	Page LU-5, 41 <sup>st</sup> Avenue/Capitola Mall descriptions	Various contextual edits to distinguish north and south portions of 41 <sup>st</sup> Avenue corridor with additional details of existing uses.	Staff will make these revisions.
260	Ron Burke	Page LU-9	An expansive view photo of the Jade Street Park is warranted here (not the repeated entrance one with the 2 pink bikes).	Staff will make this revision.
261	Ron Burke	Page LU-7, Parks and Recreation	The Soquel Elementary School District does not intend to construct an elementary school at the site, rather the State requires a K-5 plan be proven feasible to allow the pre-school to be approved.	Staff will seek clarification on this issue and revise as appropriate.
262	Ron Burke	Page LU-10	Please order these in alphabetical order so as to not place deference to any one district above another.	Staff will make this revision.
263	Ron Burke	Page LU-12, 4 <sup>th</sup> paragraph.	Need to mention F.A.R. generally decreases as lot size increases.	Staff will note that lot coverage typically decreases as lot size increases (the actual FAR limit would remain the same)
264	Ron Burke	Page LU-13	Regarding Jade Street Park, is no space considered Parks and Open Space'?	The Parks/Open Space designation was applied to properties which the City can ensure remains in park and open space uses.
265	Ron Burke	Page LU-14, Residential Neighborhoods	Speaking for the Jewel Box, why not a photo of the neighborhood here?	Staff will add additional photos of neighborhoods east of Soquel Creek
266	Ron Burke	Page LU-14, Residential	Please define that the 10 acre figure includes streets	The GP indicates that densities are based on gross acres. Staff

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
		Neighborhoods		will add to the Density, Residential definition to clarify that gross acres include streets and easements.
267	Ron Burke	Page LU-14, Residential Neighborhoods	[Please describe] impact to future development if less than 10 acres	Staff recommends retaining existing residential density limitations as described in comment #194. The GPAC may discuss the density issue in further detail.
268	Ron Burke	Page LU-15	Could use a quality photo of 41 <sup>st</sup> Ave.	Staff will add an improved photo of 41 <sup>st</sup> Ave.
269	Ron Burke	Page LU-19, Action LU-1.1	Please be specific. Not being so politically permits deference to particular neighborhoods.	Staff envisions preparing comprehensive commercial and residential guidelines which would describe the characteristics of each neighborhood described in the GP. As part of this process, staff would engage residents of each neighborhood to help desirable design guidelines.
270	Ron Burke	Page LU-19, Action LU-1.1	Green is a subjective trendy term which will eventually lose its emphasis. For example, continental Europe has already tended to 'blue' as being the current moniker of sustainability.	Staff will change to sustainable.
271	Ron Burke	Page LU-20, Action LU-2.1	What does this mean, specifically?	Staff will add "for example, during project review or if historic research yields additional information.
272	Ron Burke	Page LU-22, Policy LU-4.7	Needs higher up priority in this list.	Please see response #78.
273	Ron Burke	Page LU-29, Action LU-8.3	Is embellishment needed here?	Staff will add "as described in this General Plan".
274	Ron Burke	Page LU-29, Policy LU-9.3	Include public art as part of the public spaces.	Staff will make this addition.
275	Ron Burke	Page	[Add a policy] to adapt policies LU-10.3(b), LU-10.4 and LU-10.5 – all on page LU-33	Staff will add a policy to encourage a tree-lined boulevard, Hwy 1 interchange improvements and recreational access.
276	Ron Burke	Page LU-37, Action LU-11.1	[Add bullet] Minimize structure mass to lessen visual hulk and surrounding views by constructing the structure into the earth as feasible.	Staff will make this addition.
277	Ron Burke	Page LU-40, Policies LU-13.12 & LU-13.13	Move up the list Jade Street Park and Monterey Park to be 13.4 and 13.5, respectively.	Staff recommends against re-ordering policies if the intent is to rank priorities.
278	Ron Burke	Page OSC-7	[photo should be labeled "wharf"]	Staff will make this correction.
279	Ron Burke	Page OSC-12, Water Conservation	[Add] Salt water intruded reservoirs are rendered unusable and are estimated to require centuries to rejuvenate for continued use.	Staff will add additional detail about salt water intrusion issues.
280	Ron Burke	Page OSC-18, Policy OSC-5.2	Eliminate ordinance if it is duplicated by State title 24 or similar program.	Please see response #109
281	Ron Burke	Page MO-8, Bicycle	Need to define 'sharrow' as shown in Fig MO-4 on page MO-	Staff will add a definition of sharrow.

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		Network	10.	
282	Ron Burke	Page MO-11, Pedestrian Circulation	Add consideration of existing pedestrian pathways (eg, Prospect bluff) as well as the desire to use ped only pathways where roadways do not permit direct walking access.	The GPAC may consider adding a statement to this effect.
283	Ron Burke	Page MO-11, Rail Corridor	Is Pajaro a town?	Staff will revise to “community”
284	Ron Burke	Page MO-16, Policy MO-2.7	Please provide examples.	The bullets listed below the policy are intended to provide general examples. Each public street project would be evaluated for costs and benefits and the City Council would ultimately decide whether to implement specific improvements.
285	Ron Burke	Page MO-17, Action MO-2.1	Please define.	Staff will add a definition of Complete Street Standards.
286	Ron Burke	Page MO-17, Action MO-2.3	Please provide examples.	Staff is not aware of examples other than Irrevocable Offers of Dedication.
287	Ron Burke	Page MO-24	A better photos, please. Possibly one showing the Community Center with the expanse of park land behind it.	Staff will replace with a more expansive photo.
288	Ron Burke	Page MO-6, Capitola Village Parking	[Add] a higher density developed area	Staff will make this addition.
289	Ron Burke	Page Mo-7, Truck Routes, 2 <sup>nd</sup> paragraph	[King’s Plaza is located on the southwest corner]	Staff will make this correction.
290	Ron Burke	Page SN-10, Figure SN-10	This Figure should best be on page SN-8	Staff will make this revision.
291	Ron Burke	Page SN-11, Public Safety	Please mention on-duty coverage rate is sufficient for both special events and normal day-to-day operations.	Staff will add this note.
292	Ron Burke	Page SN-13, Existing Noise Sources	[Add] Noise intensity increases as the proximity of the noise source physically approaches the listener to a great degree.	Staff will add this statement.
293	Ron Burke	Page SN-16, Figure SN-6	Please show us a current copy, even though it is in process.	This data became available only after the draft GP was printed. A copy of the information will be distributed to the GPAC.
294	Ron Burke	Page SN-18	How does this photo relate to the subject matter at hand? If it does, please mention, and would do much good to use a photo of reasonable quality (this one is very poor in several respects).	The photo was included because it shows new development under construction which corresponds to the policies related to new development. Staff will seek a better quality photo.
295	Ron Burke	Page SN-19, Action SN-1.3	Please define here what GIS denotes.	GIS is defined in the glossary.
296	Ron Burke	Page SN-20, Policy SN-2.1	Please define where.	Staff will add “e.g., unstable bluff edges”
297	Ron Burke	Page SN-24	This is the 3 <sup>rd</sup> time this poor photo is used. Please use a different pic relevant to the subject matter.	Staff will replace the photo.

Comment #	Commenter	Page, Policy, Figure	Comment	Staff Response
298	Ron Burke	Page SN-26, Policy SN-6.6	Are there no actions associated with this policy [Crime Prevention Outreach]?	The GPAC may add an action item(s) to this policy; however, it seems like more of an adaptive, ongoing policy item.
299	Ron Burke	Page SN-26, Policy SN-7.4	[Add] for new construction and allow assistance for needed improvements for existing development.	New construction projects would be required to provide an acoustical analysis (proposed projects). The City could not require existing development to conduct acoustical analysis. The GPAC may consider adding a policy to encourage or explore possible funding sources to assist existing development to make noise insulation improvements.
300	Ron Burke	Page ED-2, Background	Mention the proportion of sales tax revenue that stays in the city coffer as compared to TOT revenue.	Staff will add a statement about current proportionality between sales tax and TOT.
301	Ron Burke	Page ED-5, Green Jobs	As with other 'green' entries, sustainability is the overriding goal and 'green' is a term that is fading.	Staff will replace green with sustainable.
302	Ron Burke	Page ED-7	[Add Policy] "Region-Serving Retail. Maintain and adapt the retail base to changing market conditions which meet the needs of regional shoppers and residents."	Staff will make this addition.
303	Ron Burke	Page ED-9, Policy ED-2.6	[Add] "for visitor and community serving uses." [at end of policy]	Staff will make this addition.
304	Coastal Commission	Page I-1	Please include a definitive section in GP Introduction and Overview as well as related sections to clearly state that all proposed development within the City's coastal zone is subjects to the policies and implementation standards of the certified LCP	Staff will make this addition.

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