

'Missing' comments provide no new surprises

By BOB SMITH

Those questionnaires that evoked such a furor Monday night at the Capitola planning commission meeting have been sitting almost unnoticed in the Capitola branch library since last summer.

They were placed in the library's reference section along with other planning documents by outgoing city planner Eric Boyd before he moved to San Luis Obispo.

A total of 2,970 questionnaires were distributed to city residents in a door-to-door survey. Four hundred fifty-one were returned to the city, or 15.2 per cent of the total distributed.

Much of the questionnaire space is occupied by a series of true-false, multiple choice-type questions which have already been tabulated.

The final section of the questionnaire, however, calls for the respondent's "comments about Capitola Tomorrow as you see it."

Many of the responses did not pertain to the city's present or future appearance, land use policies or zoning.

But a random sampling of those responses that did deal with the future appearance and composition of the community showed:

"I do not feel that public money should be spent on (the) central Capitola area. It has been in a distressed condition for as many years as I have spent here (30-plus). No one worried about it in the past and it is far too late to worry about it now. The old part of Capitola should be cleared out and let modern apartments be built to accommodate tourists. Get rid of the shabby downtown area and the shabby people that occupy it. . . . The downtown area would be better off leveled and given back to the sea than kept in its present state. You will not use my money for that."

"Make downtown Capitola more desirable. Street parking to be enforced. Trailers, campers not be allowed to park on public streets. Animals should not be allowed to run, if so, then to be picked up by the proper authority. Please enforce the laws that are made to make the city more attractive. No more

"I think they have made large sections of Capitola into a tenement district by allowing such construction as Las Flores. They are crowded too close together and are unsightly, a fire hazard and a very serious traffic problem. Too many people and cars are crowded into too small an area. It would also appear that they are a police problem. We are past the stage where we need to encourage outsiders to come into this area."

"As the world becomes smaller and more densely populated, the need for open space becomes more acute. Creation of public parks, bicycle paths and preservation of natural growth of greenery is mandatory. Carefully regulated light commercial industry subject to approval of local residents would be permissible. A definite ceiling on population growth is also mandatory. Creation of bike paths would assure continuation of cleaner air."

"Your commission is by far too narrow in their restrictions for improvements on private homes. Certainly does not encourage beautification of the area."

"Capitola has a definitely limited land area and control over these areas for further development will determine the rate of population growth with all its inherent negative responsibilities. Business will be needed to bring the taxes for city government. Permanent population is not desirable as a future trend."

"A carefully developed community without high rises and other large volume dwellings. Keep what ocean view is left available to all persons. City and private development of the waterfront area with a concern for lasting appeal and not just a fast buck for developers or land owners."

"Do not want it to lose its quiet small-town atmosphere. Would like to have the cliffs or banks along Grand Avenue stabilized by walls to prevent additional disintegration. Do not want to become a center for cult groups and hippie-type people."

"I have always had a strong opinion that Capitola could be a picturesque, quaint place with

values must be foremost. Please God, no more apartments in the areas between the ocean and Soquel Drive and 41st Avenue.

"Soquel Creek pollution must be cleaned up. Legal action should be initiated immediately against any party or the sanitation district for sewage violations. Dog leash laws to be more vigorously enforced. All strays should be rounded up and eliminated after a holding period. No more building over two floors high. A maximum of eight units per building. The condominiums project on Park Avenue is an abomination. We don't need any more of this type of building."

"I see the Capitola of tomorrow being over-populated to the extent of destruction to the natural beauty of our area. We

need to save the limited open space areas now. More parks and less apartments and buildings!"

"Most small towns that have stopped progress have gone 'downhill', have become seedy and no jobs to hold young people."

"I hope to see it more a quiet, small village and less subject to developments like the horrible mess of Park Avenue condominiums. I would hope to see no auto traffic in the "Village" area, and lots of grass and trees where the streets are."

"I would like to see Capitola remain about the same as it is now. It would be a shame and a real loss that would be non-recoverable to continue to develop Capitola to a point that you have lost what so many

people are coming here to gain, mainly peace and quiet and an easy-going way of life where you can raise your children in a stable community that is free from the hurry and push and anxiety of the commercial and industrial areas. Money is important but don't sell out the very thing that is important to all of us. A community like you have now is priceless and almost impossible to find. I realize that it is a very complex and interwoven problem with pressures on all sides. But surely men such as you with maturity and good sound judgement can see that a community that is a joy to live in is of extreme importance to all the residents. Money is of little value when you lose the basic things that you worked so hard to gain. I

would suggest that you work toward improving what you have and limit the density to minimum reasonable by limiting building."

"The Capitola Tomorrow should meet the needs of the residents and taxpayers. I remember this area from 15-20 years ago. Kids could walk downtown with no parental worries. Now, as a family, we do not even venture downtown (village area). It is a mess and I am completely disillusioned as to what the city council and planning commission has allowed to happen. We live here in a nice house and forget about the village and Capitola proper."

"I bought a home here to be near the ocean and enjoy the climate. Capitola is, by nature, a recreational area and should be

"master planned" in this direction. People who live here and commute do so for the above reasons (ocean, location, weather, beach, quiet, peaceful town). This is a "bedroom" community and should stay that way. I am willing to pay taxes to keep it such! But — not as apartments, but as single residences."

"Let nature take its course. Let private investors plan and build the community and all the so-called planners take a per-

manent vacation."

"If a land developer is to be given a building permit, he must do the following: provide adequate sewage facilities before leaving the area; set aside land for public parks, etc.; provide adequate parking areas, contribute funds on a sliding scale for public buildings, for given period of time. I cannot envision Capitola as a slum area but unless some measures listed about are followed, it will be in danger of becoming one."



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—“Do everything to discourage commercialization and the heavy influx of population. Reduce the number of businesses allowed to come in and restrict apartment buildings. Don’t make it another San Jose. Keep it a non-congested, small town if possible.”

—“I would like to see Capitola become a quality bedroom community with limited specialty shopping in the village and (standard commercial shopping in the 41st Avenue area) noted for its good restaurants in the Village. Bring the tourists in, have them spend their money and go home. Too many merchants are living in their shops, especially in the Village. If the quality of the area is to be improved, this practice should be eliminated through a legislative device, if not done voluntarily. Plant more trees.”

and
architecture. Its potential for the future as a “second Carmel” are unlimited but the aesthetic

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