



## COMMUNITY WORKSHOP #1 COMMENT CARD INPUT

September 16, 2017

### Overview

On September 16, 2017, Santa Cruz County hosted a Community Workshop to discuss assets, opportunities and challenges facing the Pleasure Point Commercial and Mixed-Use Corridor. Nearly 150 people attended the workshop and participated in group discussions. A total of 42 people submitted individual Comment Cards containing additional thoughts, comments and insights (attached). The following is a summary of the major themes and points of consensus from the Comment Cards, organized by question.

### **Question #1:** *What is your vision for the Pleasure Point Commercial and Mixed-Use Corridor?*

- Ensure that Pleasure Point remains local and eclectic
- Create a "Village Feel"
- Continue the design character of lower 41<sup>st</sup> Avenue along Portola Drive
- Make the area more bicycle and pedestrian friendly
- Ensure the area remains affordable and business friendly
- Make the area the "social center" of the Pleasure Point community

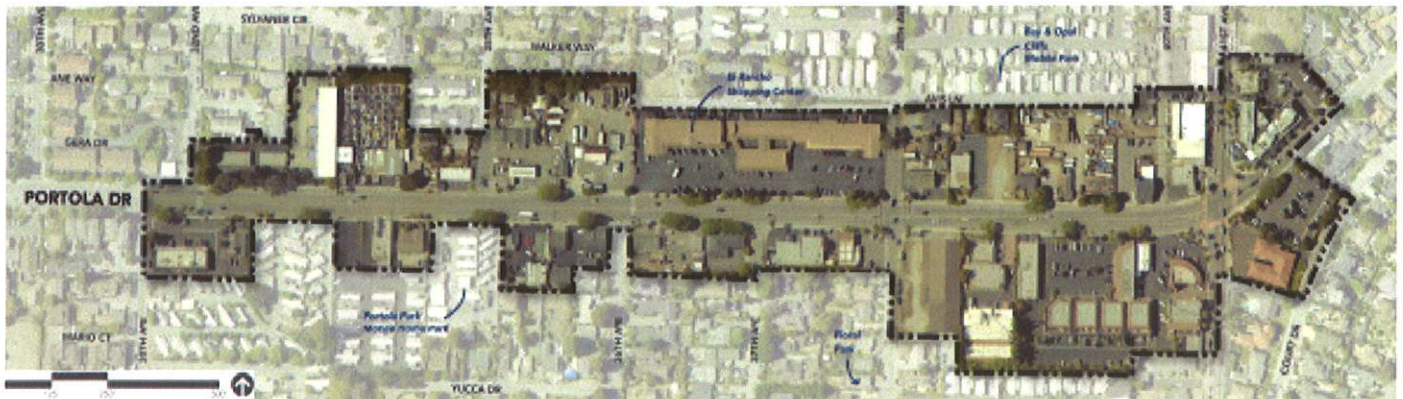
### **Question #2:** *What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?*

- Consider new mixed-use buildings
- Ensure a variety of architectural styles
- Encourage buildings be occupied by local businesses (rather than chain stores)
- Ensure that no buildings are higher than three stories (consensus and consistent with current requirements; however, most commenters also would like to see the requirements changed to a two-story maximum height)
- Encourage a mix of building materials to promote variety (but no stucco or Mission Revival architecture)
- Ensure all new development includes sufficient parking

**Question #3:** *How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclists and pedestrians?*

- Reduce traffic speeds
- Change the roadway to three lanes (one in each direction with a center turn lane)
- Add a stop sign at the intersection of Portola Drive and 36<sup>th</sup> Avenue
- Widen the sidewalks
- Prohibit delivery vehicles from using the Avenues and require them to have safe drop-off/pick-up locations along Portola Drive
- Keep and expand on-street parking
- Paint bicycle lanes green
- Install flashing crosswalk lights
- Improve visibility for drivers making left turns from the Avenues onto Portola Drive
- Incorporate bioswales and Green Street features
- Improve bicycle lanes for convenience and safety
- Have the County develop dedicated parking lots
- Make the corridor safer for pedestrians

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

Continue character of lower 41st Ave  
No big box or fast food (no chairs)  
only small boutique hotels

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

mixed materials, set backs, upper-story step backs  
stone, wood, metal - organic, environmental aesthetic  
mixed use - residential + business + office

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

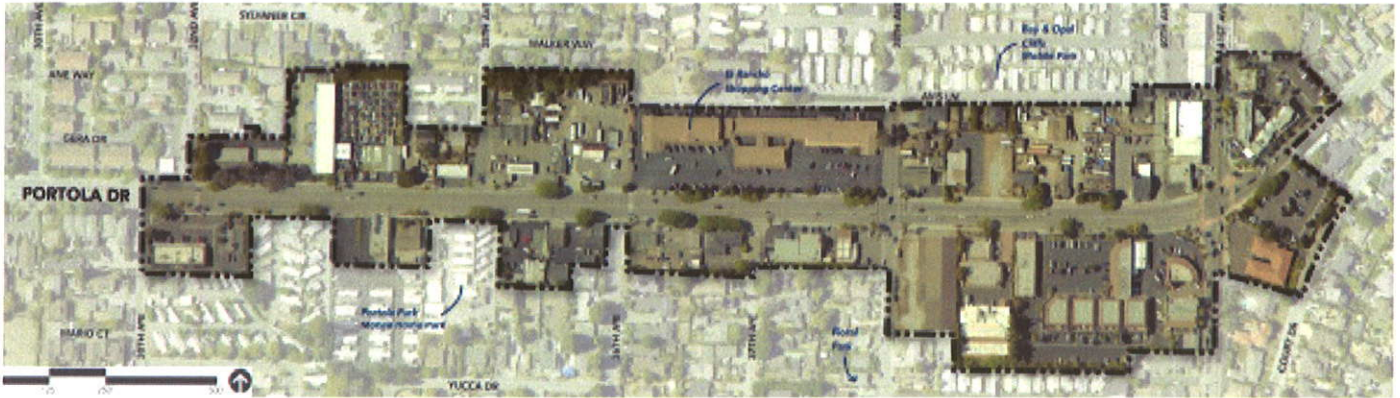
reduce to one-lane each direction  
middle turning lane  
wider sidewalks + bike lanes  
add foliage alternate w/ added street parking

**Additional Comments:**

STOP SIGN PORTOLA / 36th  
community shared plaza space for fairs  
community organic garden

**Don't forget to turn in your Comment Card before leaving the workshop!**

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

Slow traffic - poss. 3 lanes w/dike lanes  
& wide side walks -  
Keep building height to two stories

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

Keep building heights to two stories  
mix parking front & back of buildings

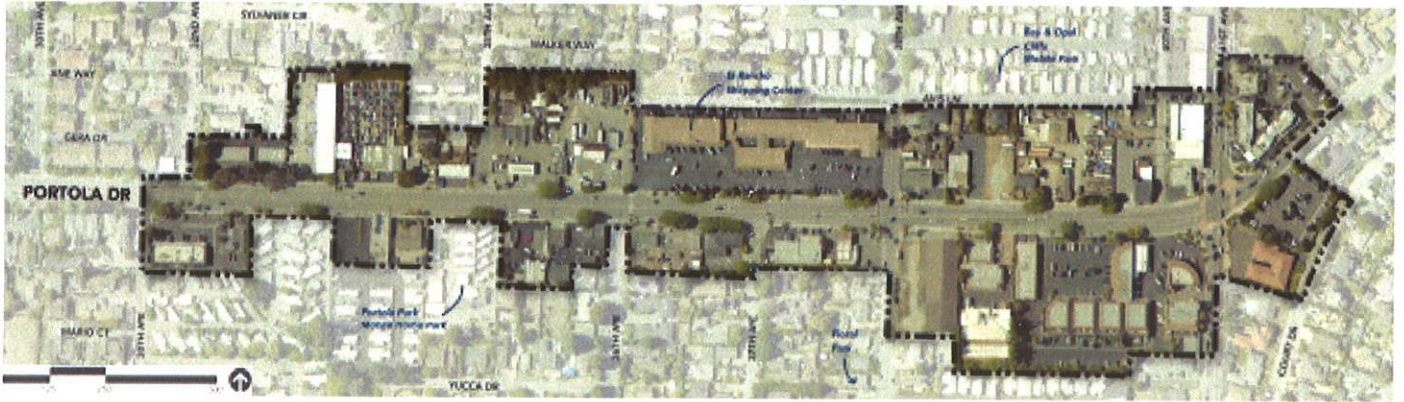
**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

Please! Keep all delivery vehicles on Portola!  
emphasize pedestrian & bicycle right of way  
3 lanes - center turn lane & w/diagonal parking

**Additional Comments:**

**Don't forget to turn in your Comment Card before leaving the workshop!**

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

*A Village Feel - on F. Cliff Dr.*

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

*Local businesses, no hotels, no big box stores.*

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

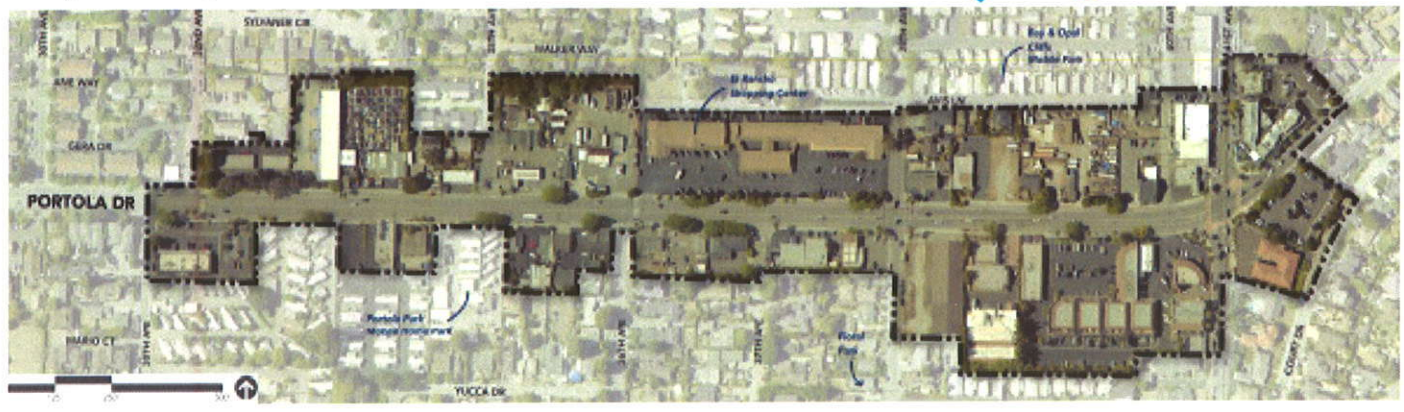
*3 lanes, center turn lane.*

**Additional Comments:**

**Don't forget to turn in your Comment Card before leaving the workshop!**

# TRAFFIC, PARKING, PEDESTRIAN/BIKE SAFETY

## Project Study Area



Question #1: What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

- ① • MIXED USE OR if 2 parking spots/unit <sup>diagonal good, front of,</sup>
- ① • Parking discussed — ~~behind~~ <sup>back</sup> lots
- ② • PUMBLE BUMPS & green paint lanes
- ② • PUBLIC ART / not necessarily murals

Question #2: What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects? SUCH AS BIKE PRK SCULPT.

- ③ 2 • SIDE WALKER continuous esp. wheelchairs & strollers
- ③ 2 • Blinking ~~pedestrian~~ pedestrian lanes & ALSO crossing @ 30th & 37th

Question #3: How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

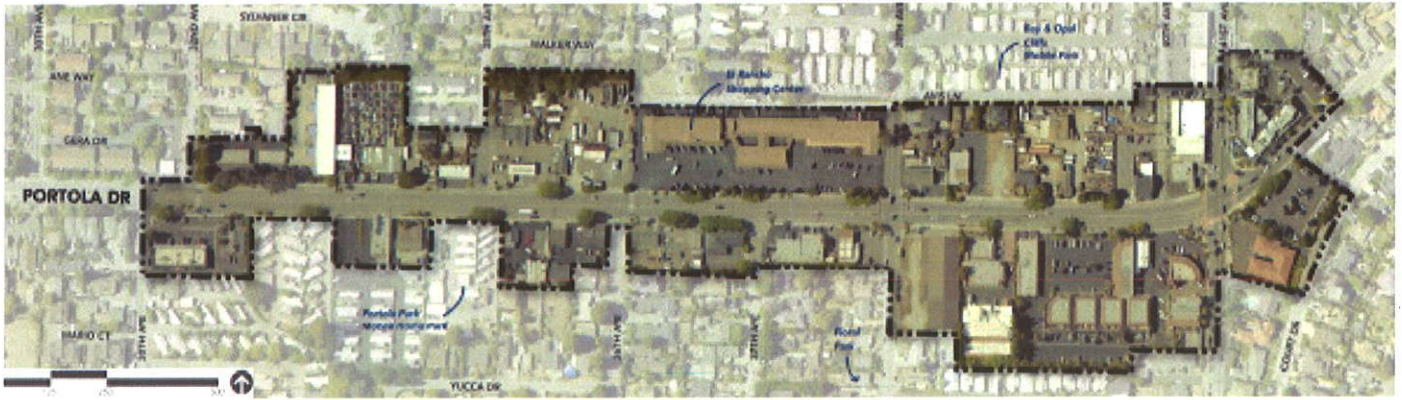
- \* • NEW BLDGS no more than 2 stories
- ③ 3 • REDUCED LANES MAJORITY
- \* • OPEN FEEL v. CLOSED

Additional Comments:

① SLOW DOWN TRAFFIC

Don't forget to turn in your Comment Card before leaving the workshop!

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

Any new developments must be self-contained  
for parking.

New developments should not significantly increase  
traffic on Portola

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

2 stories max

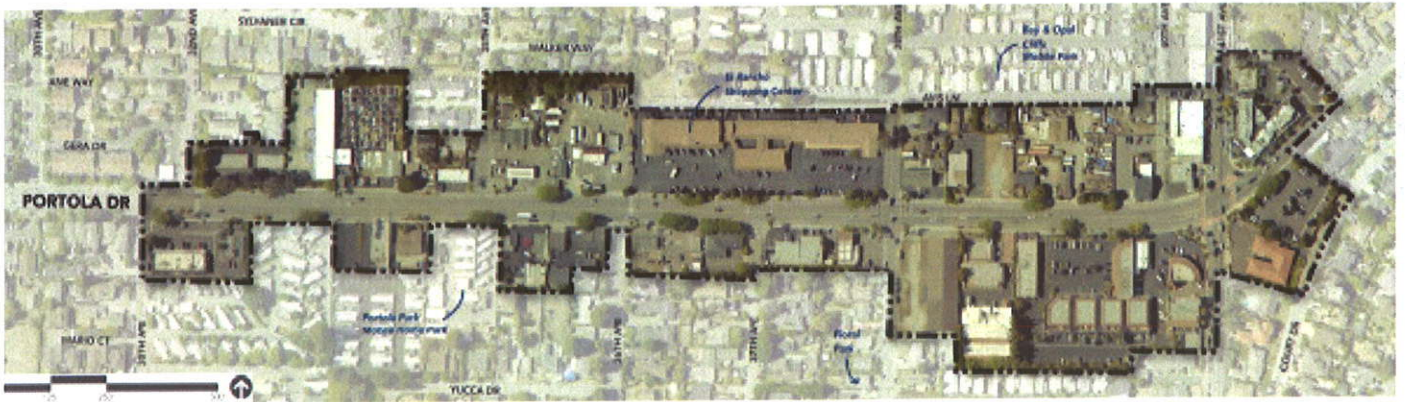
**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

A stop sign at every intersection

**Additional Comments:**

*Don't forget to turn in your Comment Card before leaving the workshop!*

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

Wrap around from Lower 41st type  
business — local, eclectic, different  
architectural types  
No chains or box stores

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

Different arch. types  
possibly 2-3 stories with affordable  
housing units above retail/office

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

PARKING will be a problem.

Do not eliminate on street parking —  
parking will be necessary — also good  
bike lanes and crosswalks  
perhaps wider sidewalks

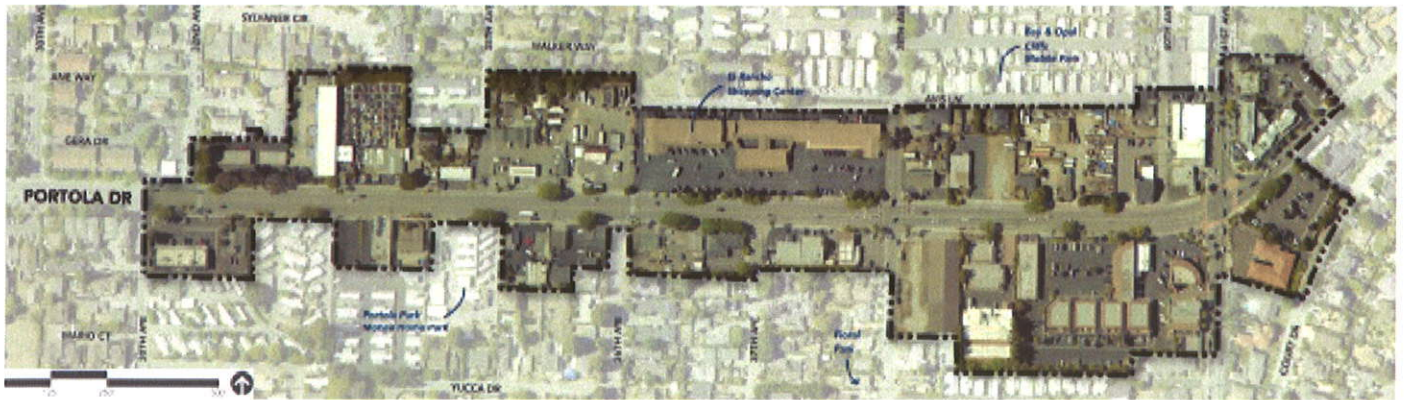
**Additional Comments:**

Thanks for doing this  
→ NO MORE VACATION rentals in single family  
Homes!

Don't forget to turn in your Comment Card before leaving the workshop!



## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

businesses & - community focus - , village feel  
no hotels

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

incorporate village feel , more ART w/ beach feel  
set backs , 2 story max limit - no variances

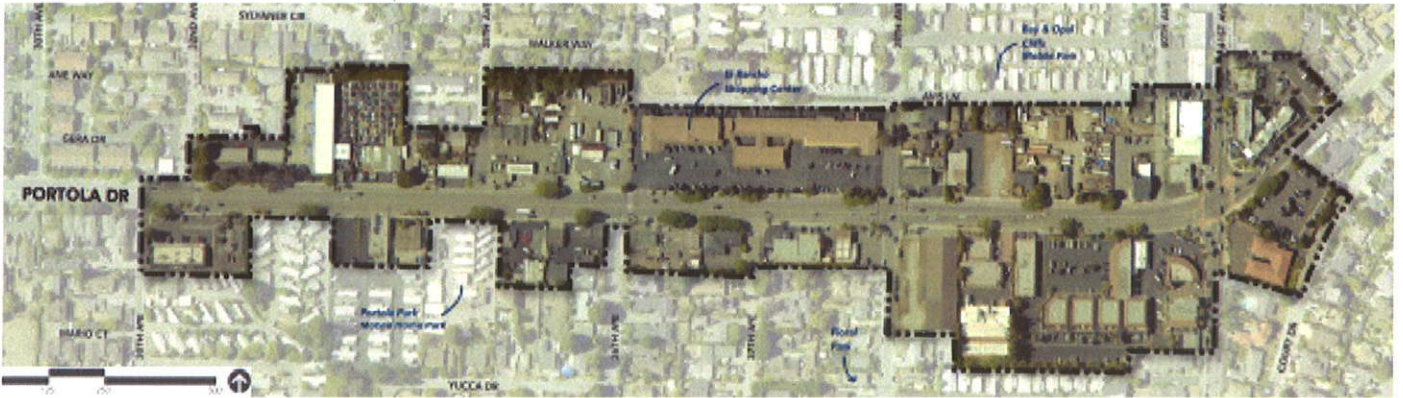
**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

green bike lanes , improve lighting for pedestrians,  
flashing lights at crosswalks  
parallel parking , protected bike lane,  
red zone at intersections for pedestrian  
visibility (by drivers) possible parking lots

**Additional Comments:**

**Don't forget to turn in your Comment Card before leaving the workshop!**

# Project Study Area



Question #1: What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

For you -  
Who gets notice

Question #2: What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

of development?  
And how?

Question #3: How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

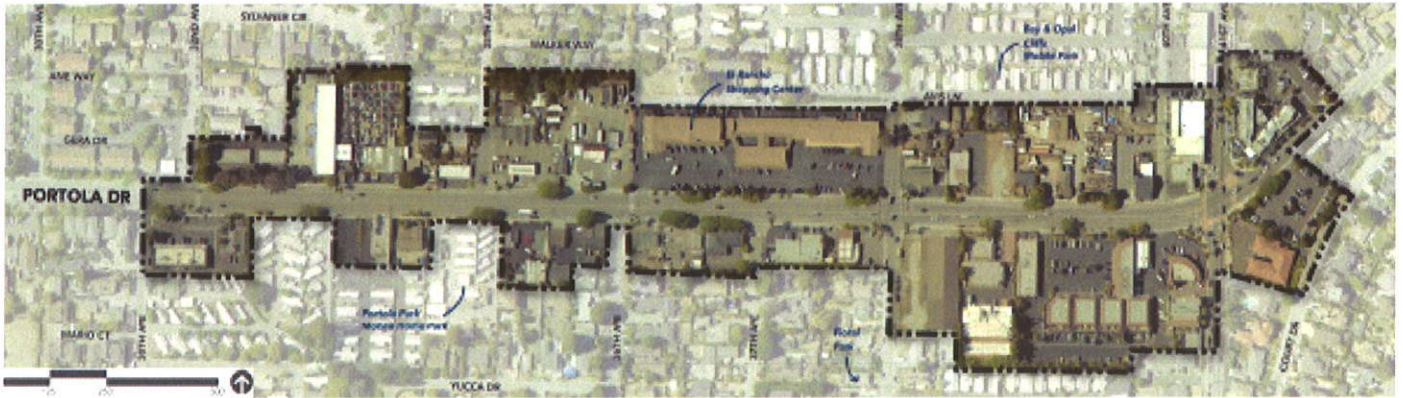
mailings?  
signage -

Additional Comments:

distance

Don't forget to turn in your Comment Card before leaving the workshop!

## Project Study Area



Question #1: What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

? For you:  
Who/Where is a  
From to change  
Street?

Question #2: What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

permeable walks  
+ All New Concrete  
or New Asphalt

Question #3: How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

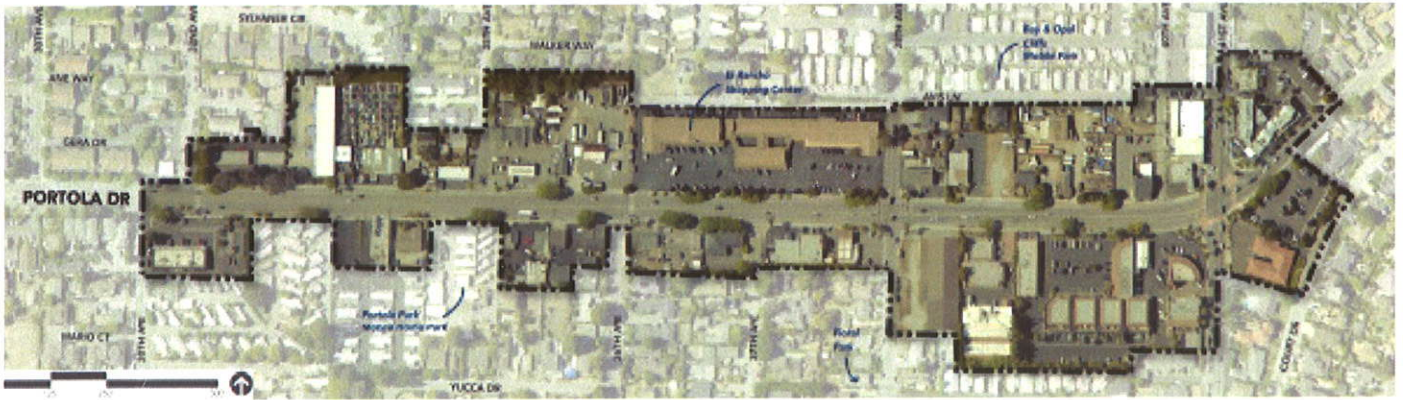
permeable  
like Soquel-Behind

Additional Comments:

Post Office.

Don't forget to turn in your Comment Card before leaving the workshop!

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

Connect 4/5A Ave & Portola Dr as a continuous  
Pedestrian/Parking friendly area.  
- a village plan

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

mixed use - ~~on~~ on-site parking

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

2 lane - one each direction  
turning lane - sidewalks

**Additional Comments:**

**Don't forget to turn in your Comment Card before leaving the workshop!**

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

Reduce existing heights to 2 story

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

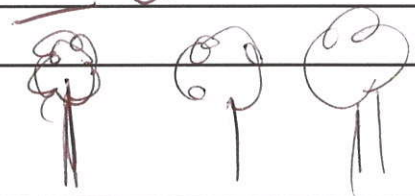
Reduce to 2 story

NO 3 story.

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

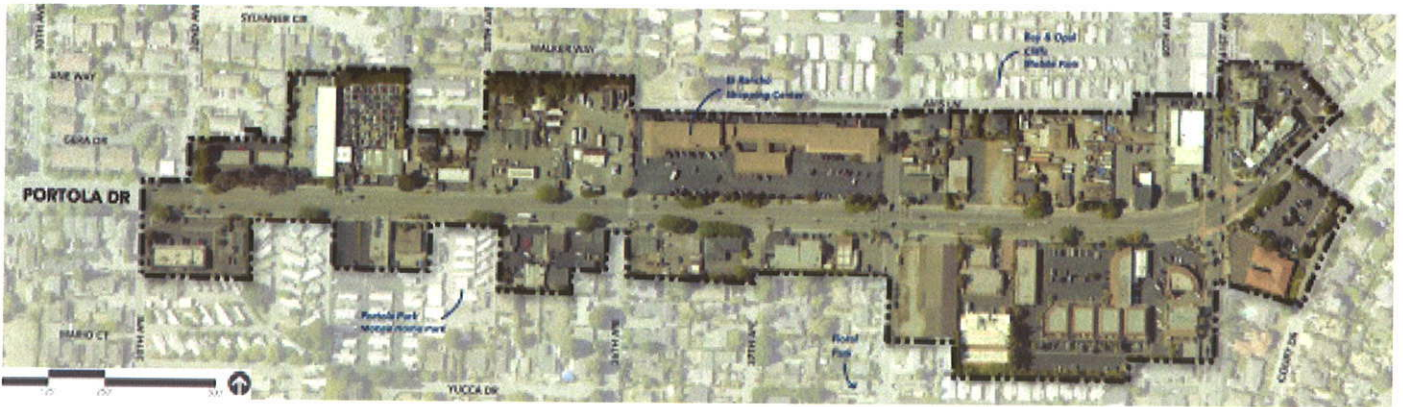
Make 2 lanes - "green" in middle  
w/ turn lanes. cute like posts.

pedestrian lighting  
NOT tower lighting  
Additional Comments: ~~that exists.~~



**Don't forget to turn in your Comment Card before leaving the workshop!**

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

CONTINUATION OF LOWER 4<sup>TH</sup> ST

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

MIXED USE  
RETAIL  
SOCIAL

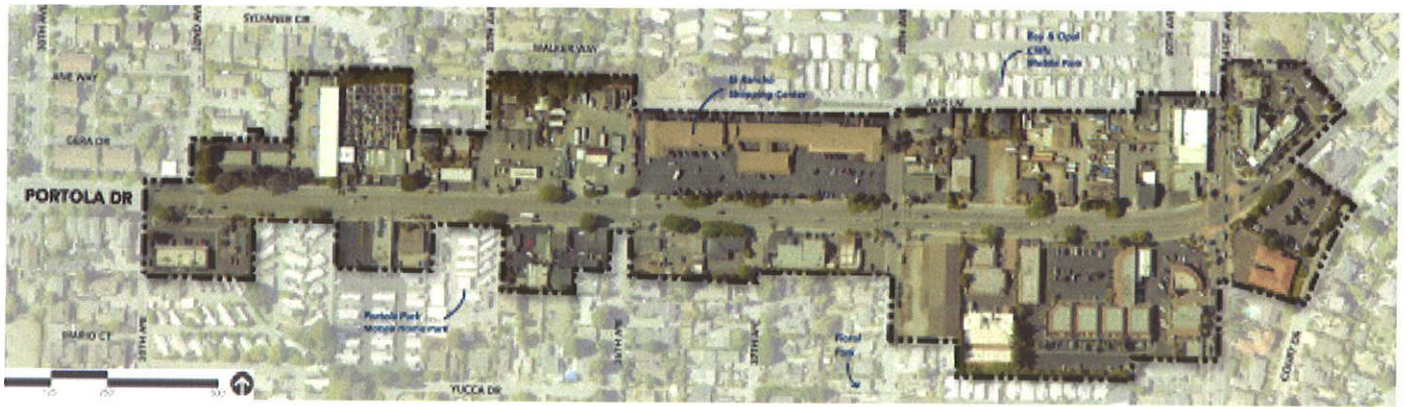
**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

PARKING  
BIKE LANE  
MEDIAN

**Additional Comments:**

*Don't forget to turn in your Comment Card before leaving the workshop!*

# Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

① prioritize only affordable housing for residential.  
② bioswale  
③ 2 floors max.  
No buyouts for residential development.

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

---

---

---

---

---

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

bioswale

---

---

---

---

---

**Additional Comments:**

Need some ♀ up front in beginning.

**Don't forget to turn in your Comment Card before leaving the workshop!**

# Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

- 1 MAINTAIN THE FEEL OF THE NEIGHBORHOOD
- 2 Low income housing
- \* 3 No Deferred Placement of Affordable Housing To Other Areas

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

MAINTAIN THE CHARACTER OF PLEASURE POINT IN THE DESIGN CONCEPT (NO BUY OUTS)

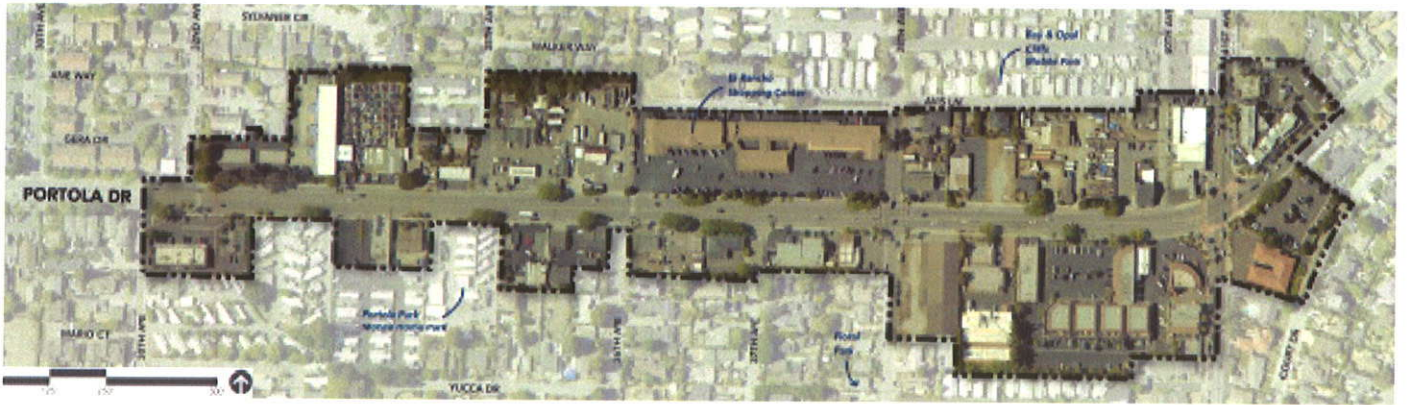
**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

**Additional Comments:**

*Don't forget to turn in your Comment Card before leaving the workshop!*



## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

LIMITED HEIGHTS - OPEN STREET  
BETTER CROSSWALKS -

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

LIMITED HEIGHTS - NO MISSION STYLE BUILDINGS  
NO BOX/CHAIN STORES

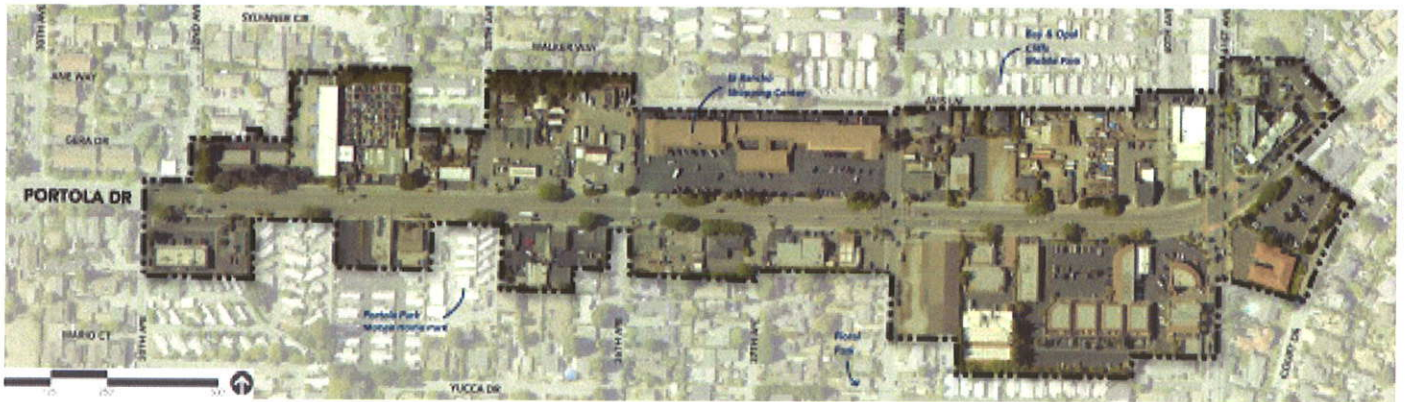
**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

4 LANES WITH TURN LANE @ 30/36/  
NO STOP SIGNS - RESTRICT DELIVERIES TO  
PORTOLA + LOTS -

**Additional Comments:**

**Don't forget to turn in your Comment Card before leaving the workshop!**

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

- keep the variety and charm
- plan for inevitable growth
- businesses in buildings that are 1 story tall need to have a second story of affordable (?) housing

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

- variety of setback from the street
- 2nd story setback from 1st story
- art along corridor
- plants & vegetation along corridor

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

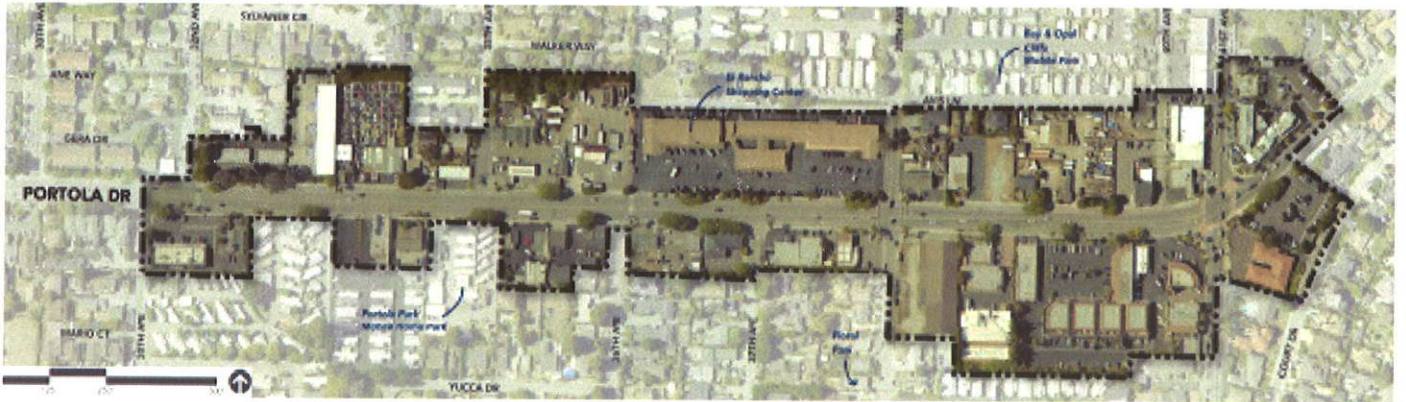
- delivery access and times
- roundabouts
- 30th Avenue ONE WAY toward E. Cliff w/ adequate bike lane (stop bottle-neck @ 7-11 30th entrance)
- plus additional vegetation on any streets w/ excessive traffic

**Additional Comments:**

STOP ~~buy~~ "buy out" option for developers  
affordable housing needed Lydia Parker  
30th Avenue

Don't forget to turn in your Comment Card before leaving the workshop!

## Project Study Area



Question #1: What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

welcome To Pleasure Point  
signs/artwork to promote  
community

Question #2: What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

limit to 3 stories  
more trash bins & pick up  
improve landscaping

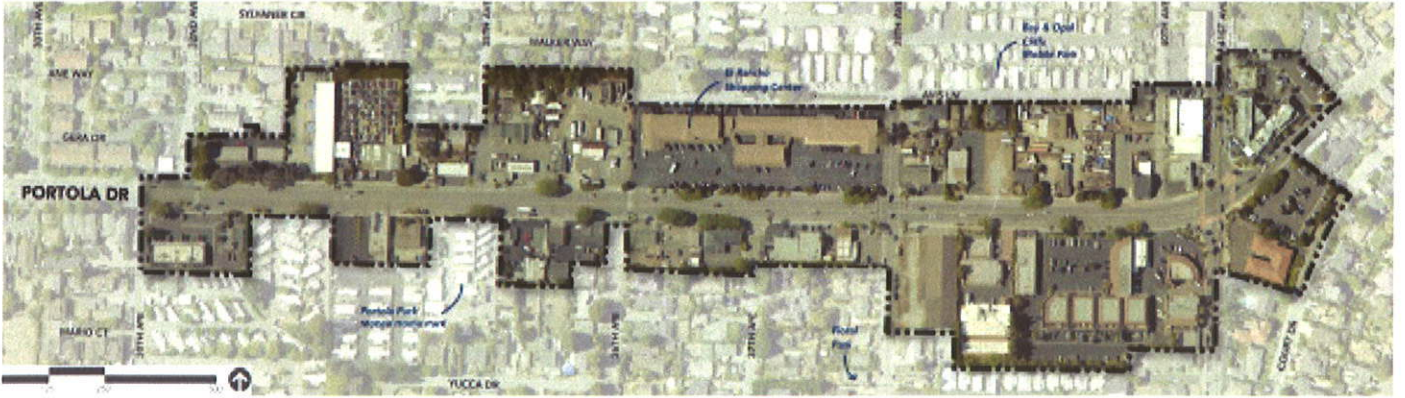
Question #3: How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

add stop sign at 36<sup>th</sup>  
wider sidewalks

Additional Comments:

Don't forget to turn in your Comment Card before leaving the workshop!

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

- ① Keep the area small & intimate no huge multi story giants out of character with the community.
- ② Have 2 traffic lanes and a middle lane for turns
- ③ Have a stop sign on every street and in between if the block is very long. For business to be successful there has to be the ability to have access safely to both sides of the street.

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

Buildings should be the size and height especially of the majority of the existing businesses. No big box stores. Height should be limited so Portola does not become a dark tunnel of high rise buildings. 35 feet is too high for a building on Portola. Keep building in character with existing buildings.

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

Wide sidewalks + bicycle lanes, flashing lights to allow pedestrians to cross Portola safely. Provide off street parking - check the way Los Gatos provides parking for their business corridor that does not impact the residential area.

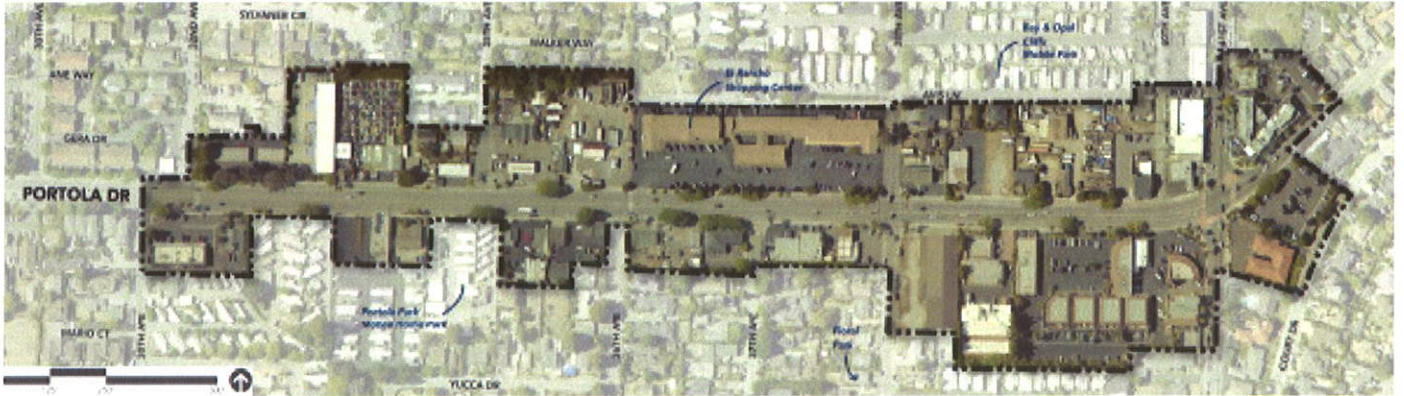
More pedestrian crossings with stop signs at many more places.

**Additional Comments:** to slow traffic to assure Portola does not become another speed way.

Allow ~~delivery~~ deliveries by trucks only before 8AM + after close of business hours.

Don't forget to turn in your Comment Card before leaving the workshop!

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

Maintain eclectic feel - Resist "Malibu-ization" that seems to be happening now

PLEASE REQUIRE AFFORDABLE HOUSING REQUIREMENTS

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

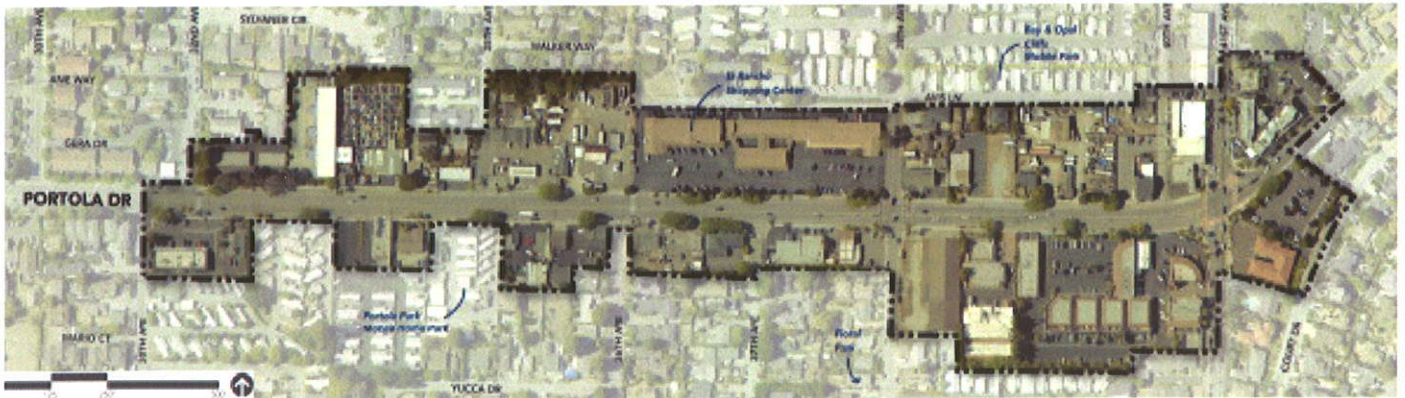
**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

Narrow the traffic to two lanes? Left turns onto Portola are dangerous!!

**Additional Comments:**

*Don't forget to turn in your Comment Card before leaving the workshop!*

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

---

---

---

---

---

---

---

---

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

---

---

---

---

---

---

---

---

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

---

---

---

---

---

---

---

---

### Additional Comments:

WE NEED TO DEAL WITH THE DRUG ADDICTS & DRUG DEALERS  
THAT ARE AT PORTOLA & 30TH DAILY! KEEP PLEASURE PT.  
SAFE!

Don't forget to turn in your Comment Card before leaving the workshop!

widew notification - ~~24th~~ <sup>23rd</sup> → 41st  
Portola to East Cliff

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

*maintain local characteristics of the neighborhood*

*develop better parking*

*safety: crosswalks, bicycle lane, parking, turning into the avenues*

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

*no 3 story buildings - or businesses overlooking residences*

*consider off street parking that is in line with safety for other cars and pedestrians*

*sidewalks for pedestrians like 41st Avenue*

*underground utilities - adequate parking for new businesses*

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

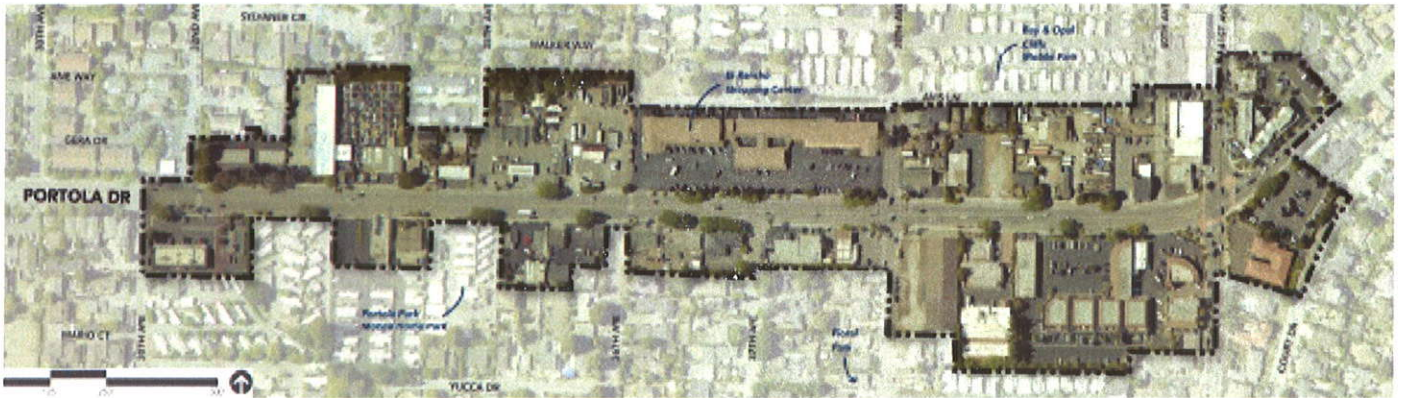
*local design review for everything!*

*(see design)*

**Additional Comments:**

**Don't forget to turn in your Comment Card before leaving the workshop!**

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

*A village for residents*

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

*Everything in PROPORTION & in CHARACTER for the immediate & surrounding community*

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

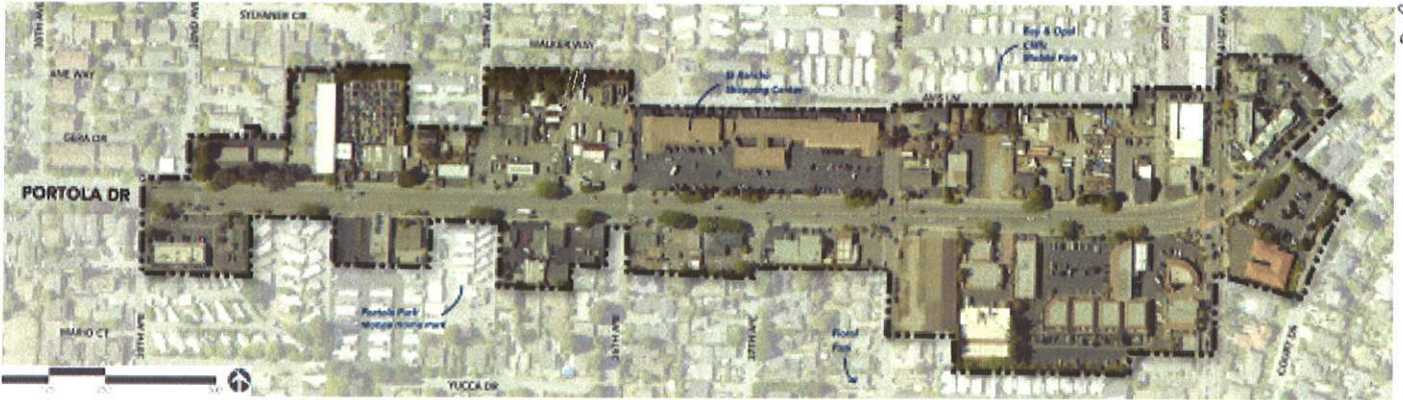
*Increased off-street parking w/ dedicated parking lots*

**Additional Comments:**

**Don't forget to turn in your Comment Card before leaving the workshop!**



# Project Study Area



P.S. Rumble strips for Bikes.

**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

- preserve character funky, beachy
- encourage walkability, biking, vibrant
- discourage cut-through (commute) traffic
- encourage landscaping & bioswale
- make cars less dominant
- land too precious for parking <sup>put under?</sup> <sup>put in back</sup>

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

- step backs for multi-story bldgs to reduce block <sup>consolidate</sup>
- & encourage sunlight
- village feel w/ business spilling onto sidewalks
- goods/seating/activity = vibrancy! attractive.
- interesting/good-looking architecture
- \* 3 stories (35-40') or w/ stair steps

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

- cars should not dominate! <sup>Have outdoor balcony seating (like Nabo)</sup>
- like protected bike lanes
- like wide sidewalks w/ landscaping & bioswale
- shared car parking in back not dominant
- bike & walk more - encourage it
- \* Love <sup>small</sup> roundabouts, need @ 41st, 20th, 26th, 38th

**Additional Comments:**

- too bad corridor can't extend to 26th Ave!!!
- consider back-in diagonal parking <sup>↳ it's better for bicycles</sup>
- How to have it eclectic, yet have a sense of place.

Don't forget to turn in your Comment Card before leaving the workshop!

# Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

---

---

---

---

---

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

---

---

---

---

---

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

Re: Pedestrians & crosswalks - please put LIT crosswalks & flashing crosswalk signs - cars often drive through crosswalks on Portola

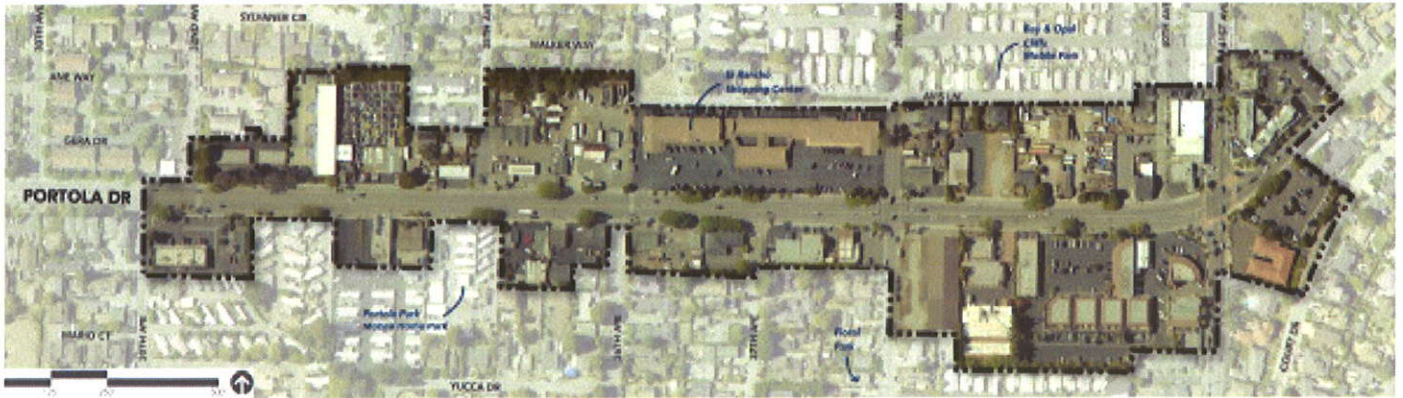
③ concern that this plan will negatively impact Portola south of 41st

① Additional Comments: to mediate traffic PLEASE install permanent speed indicators so cars driving on Portola will keep their speed to the legal limit. Safety is essential.

Don't forget to turn in your Comment Card before leaving the workshop!

② Please - adequate parking for all businesses to avoid impact on residential areas.

## Project Study Area



### Question #1: What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

- STOP SIGN @ 36<sup>TH</sup> & PORTOLA ◦ 3 LANE W/ DIAGONAL PARKING W/ MIDDLE TURN LANE, VEGETATION IN THE MIDDLE LANES WHERE THERE AREN'T TURN LANES, GREEN BIKE LANES
- CROSSWALK W/ LIGHTS ON DEMAND LIKE DAV CROSSWALK
- NO FAST FOODS, ◦ SIDE-WALK DININGS

### Question #2: What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

- INTERESTING ARCHITECTURE, NO COOKIE-CUTTER BUILDINGS
- SOME W/ 2ND STORY SET-BACKS WILL IMPROVE ACCESSABILITY & VISIBILITY, MUST ACCOMMODATE PARKING

### Question #3: How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

- MAKE ROOM FOR BIKES
- ROUND-ABOUT @ 41<sup>ST</sup> & PORTOLA
- NO TRAFFIC LIGHTS
- NO BREWERIES, BARS OK, NO LOUD OUTSIDE MUSIC

### Additional Comments:

Don't forget to turn in your Comment Card before leaving the workshop!

~~wait to~~

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

Similar to lower 41st but keep PP vibe  
Lots of parking - more than required - cars are not going away  
No Structures over 2 stories - No buildings with views into current residences  
2 bedroom units need 2 1/2 parking spaces

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

No HIGHER THAN 2 stories tall  
More than enough on site parking (Cat + Cloud does NOT have enough & it is negatively impacting 36th Ave & that intersection)  
No Deliveries on the Avenues  
Give us line of sight to pull out on to Portola. Now we have to pull out into crosswalk to see around cars parked on Portola  
**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?  
designated bus pull ins on left?

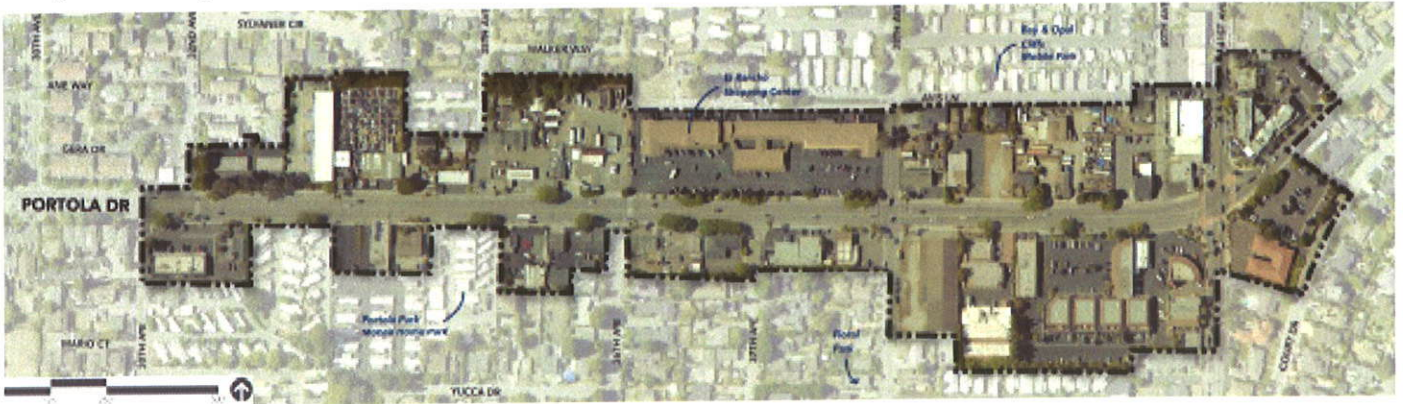
Design traffic flows so people do not turn on to the avenues & have to stop, blocking traffic while they wait to pull into parking lots or have to back out of parking lots on to the avenues (cat + cloud)  
LIGHTED Crosswalks or lighted crossing signs at all intersections

### Additional Comments:

Please put the needs of residents first.  
No Franchise restaurants/franchise fast food.

Don't forget to turn in your Comment Card before leaving the workshop!

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

no more than 3 stories w/stepbacks.  
Affordable housing above + in district - not all high end.

Future transit stop?

Uber/Lyft designated drop off/pick up.

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

solar

keep it unique + funky

NO chain stores.

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

plenty of bike parking

expand City of SC bikeshare to county/here.

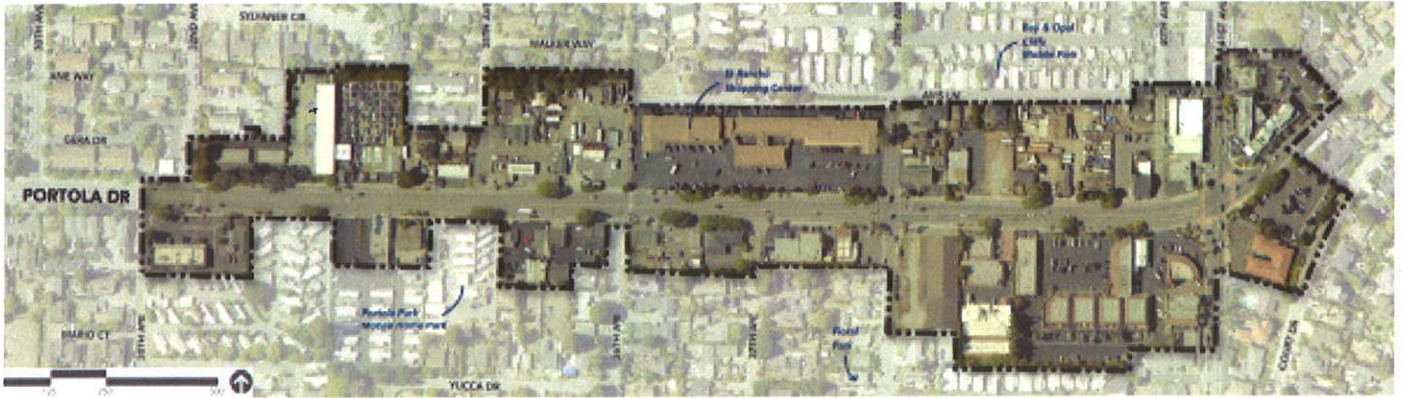
Zipcar

wide sidewalks + benches (like Venice)

**Additional Comments:**

*Don't forget to turn in your Comment Card before leaving the workshop!*

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

Intimate, Pedestrian, Business friendly, Walkable corridor w/ trees, plants, outdoor seating & tables dining, socializing. A corridor that draws people out to shop, dine, walk, bike

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

Max 3 story if housing a component of project. Mixed use to promote character & versatility. Set back stories and articulation to bldgs.

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

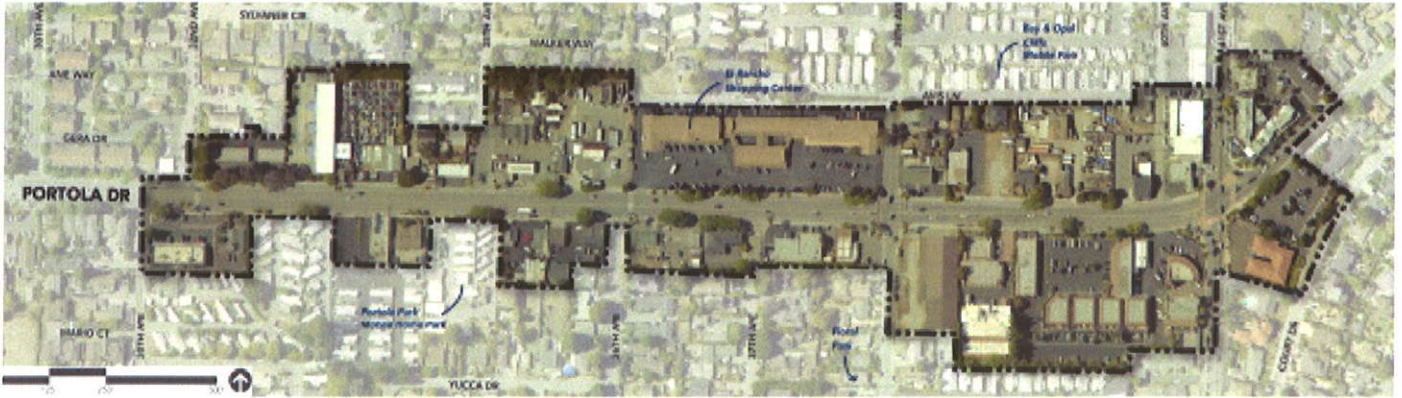
reduce Portola Drive to 2 lane traffic with a center turn lane. This reduction in thru traffic will allow diagonal prkg on one side and bike lane sidewalks on both sides Portola

**Additional Comments:**

Parking in rear ideal

**Don't forget to turn in your Comment Card before leaving the workshop!**

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

PEOPLE, BIKE, WALKING FRIENDLY  
CORRIDOR

LESS CAR THROUGHFARE

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

NICE HANG OUT W/ STREET SIDE CAFES

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

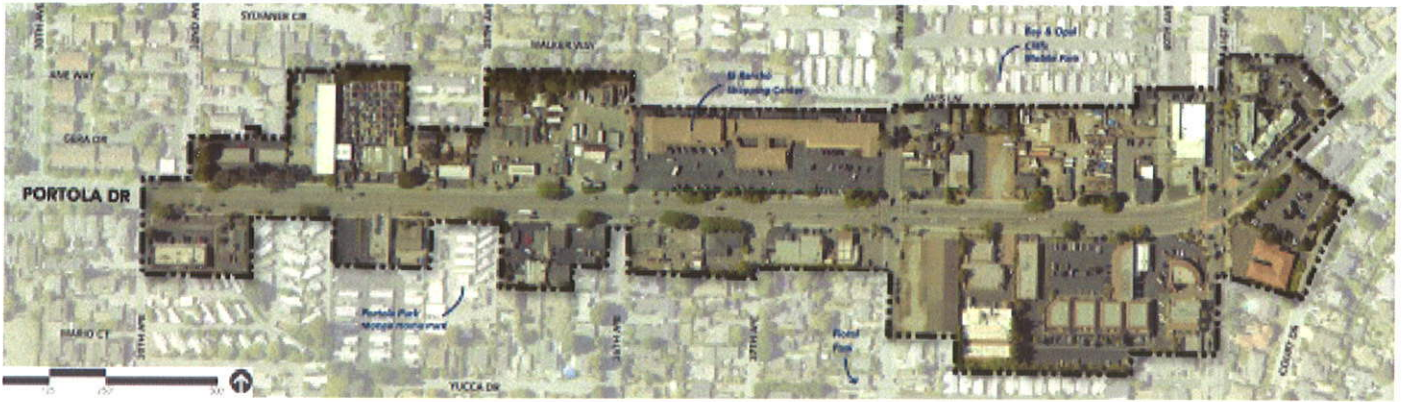
SAFER PATHES FOR BIKE, KIDS  
LESS CARS

**Additional Comments:**

LOVE TO CREATE A NEIGHBORHOOD  
VILLAGE, NOT A CROSSROAD TOWN LIKE  
SOQ VILLAGE

**Don't forget to turn in your Comment Card before leaving the workshop!**

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

A village: Pleasure Point Village. A vibrant, community where people shop, dine, relax, and live. One where people walk and ride bikes, skateboards, and chairs. One where cars and parking are not dominant. One where both north and south of Portola Dr. come together.

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

Think of European villages. People are most important. Shops, restaurants, and living happens in a tight area where walking is dominant. Parking lots should be behind buildings. Up to three story mixed use buildings encourages the community.

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

A village is safe. A 4 lane road will NEVER be safe for people walking and riding. Change to 2 lanes. Slow to 25mph. Use the extra lanes for parking and better bike lanes - preferably protected lanes. Pull in both sides of Portola to grow community.

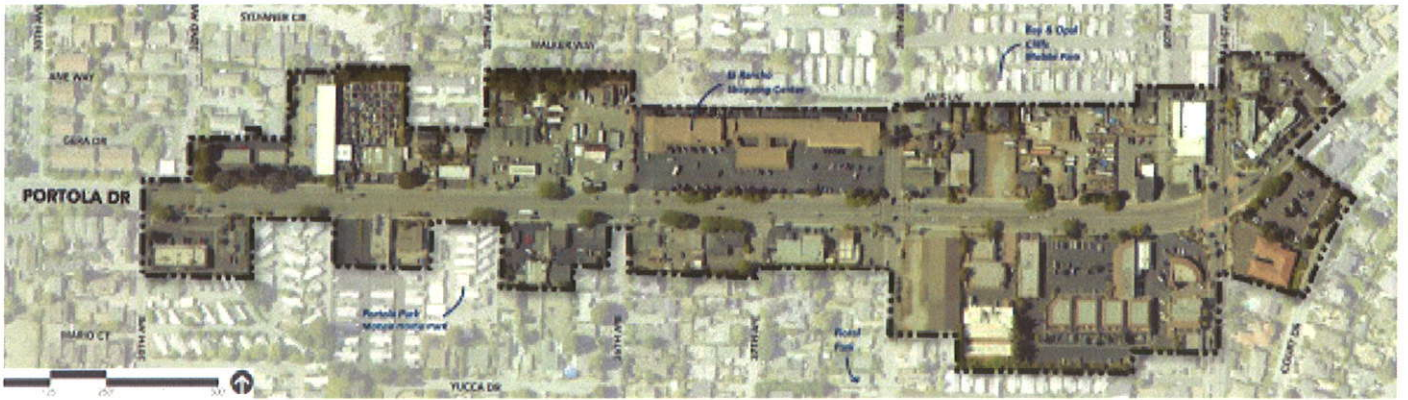
**Additional Comments:**

We need to think in terms of decades. The vision should be long term.

**Don't forget to turn in your Comment Card before leaving the workshop!**



## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

Low traffic density uses. Don't bring more traffic and cars into the area.

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

Eclectic and low rise. 2 story limit.

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

All of the above. Pedestrian management. Bicycle management. Limit availability of side street parking from commercial uses, and <sup>new</sup> high density residential.

**Additional Comments:**

Pedestrians & bicycles slow traffic when not managed. The long cross walks stop traffic. 41<sup>st</sup> & Portola is the best example, but 38<sup>th</sup> & 36<sup>th</sup> will follow.

**Don't forget to turn in your Comment Card before leaving the workshop!**



# pleasure point commercial corridor

community vision  
commercial and mixed use design guidelines  
portola drive streetscape



## Community Workshop #1 Agenda

September 16, 2017  
10:00 A.M. to 12:00 P.M.  
Live Oak Elementary School  
Multi-Use Room

- I. Welcome
- II. Existing Conditions Summary
- III. Group Discussions
- IV. Group Presentations
- V. Next Steps

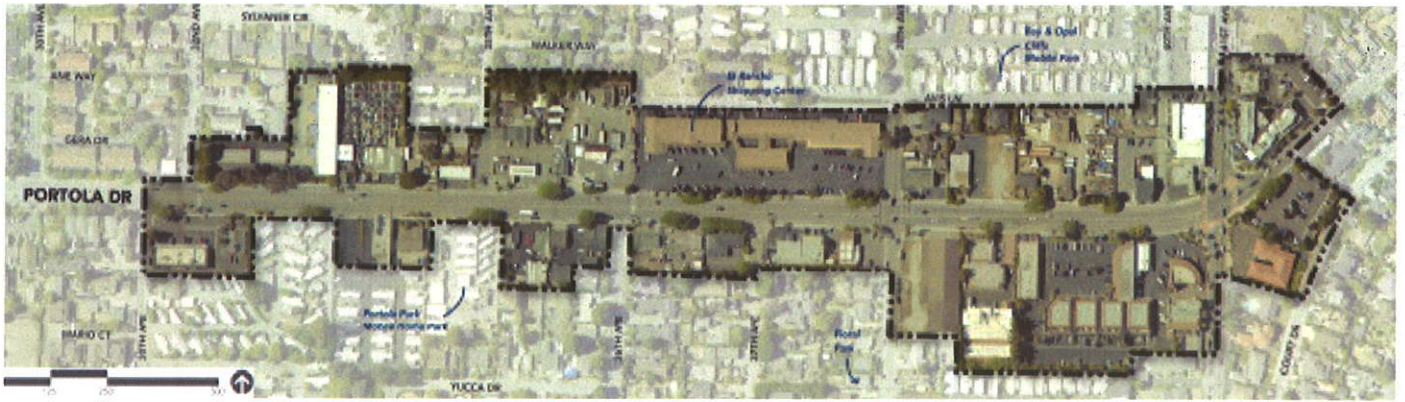
- Keep a community environment with walkable/bike destinations
- Keep coastal community feel for local businesses + eatery places with sidewalk eating.
- Reduce areas for non-desirable, late hour hang outs

Thank you for attending today's community workshop. We are glad you are here. Today you will have multiple opportunities to contribute to the conversation. This Comment Card is for you to record any questions or comments that you would like to share.

**Don't forget to turn in your Comment Card before leaving the workshop!**

To learn more, please visit:  
[www.sccoplanning.com](http://www.sccoplanning.com)

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

*Make it village like. Keep that character  
Less cars & parking  
Concept of lower 41<sup>st</sup> to Portola  
No 3<sup>rd</sup> story*

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

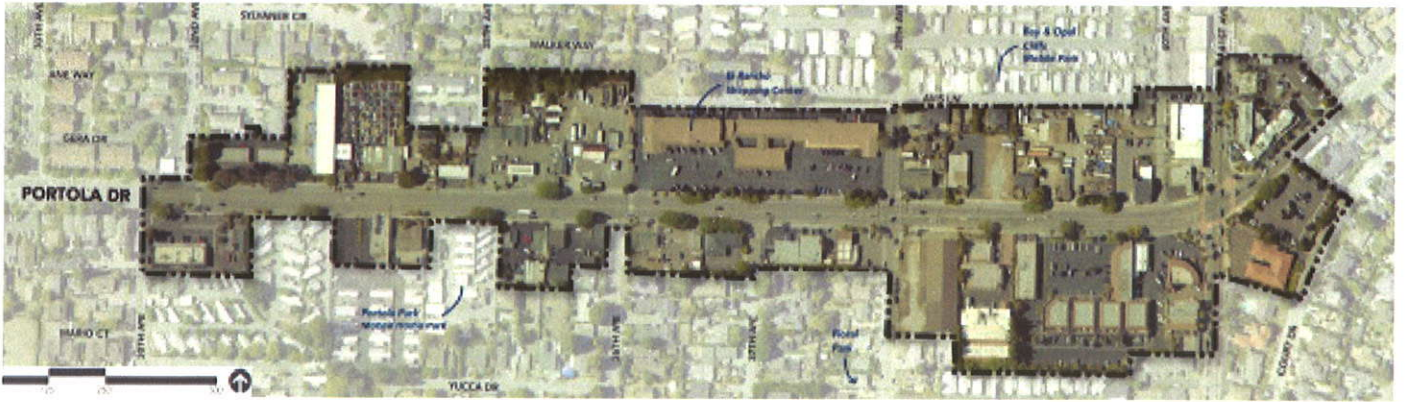
*3 lanes w/ middle lane for trucks & delivery trucks*

**Additional Comments:**

*More crosswalks*

**Don't forget to turn in your Comment Card before leaving the workshop!**

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

*Eclectic mix of style ie - modern next to picket fence.*

*Do not raise sidewalks - lights are OK. (flashing)  
Lots of parking spots*

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

*Not (too) modern, 1940's-50' styles considered, art deco,  
~~do~~ "moderately" modern.*



**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

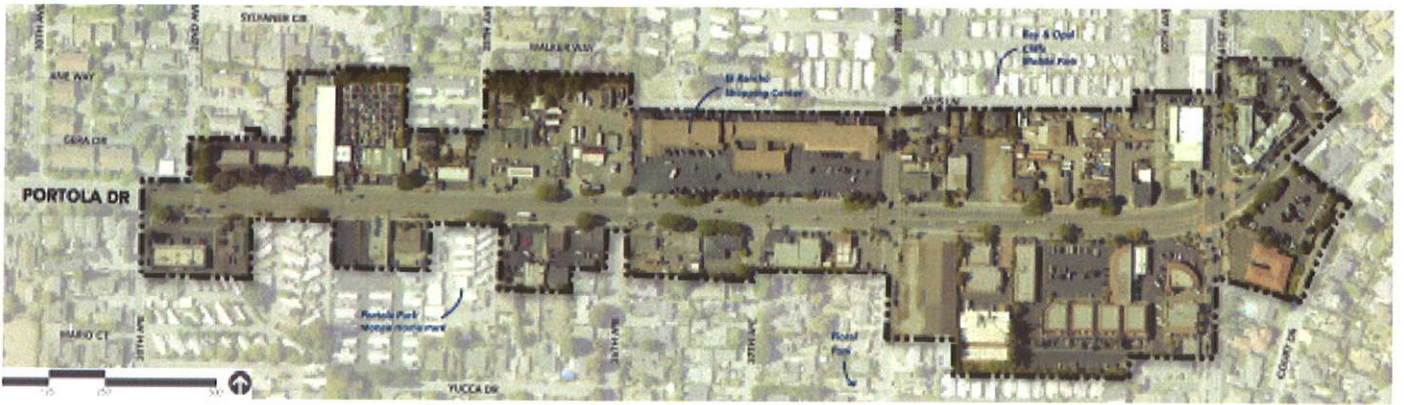
*Do not go from 4 lanes to 2 lanes*

**Additional Comments:**

*~~houses~~ 41st St needs red painted curbs on sides of driveway so homeowners can get in + out of driveway*

**Don't forget to turn in your Comment Card before leaving the workshop!**

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

*Focused on LOCAL RESIDENTS QUALITY OF LIFE.*

*Social center of our community. Businesses, Services, housing (assisted living?) that support the community. Not a new tourist area of the county!!!*

*I don't like the higher intensity allowed in current zoning. I like current building heights. Please no tall walls against sidewalk.*

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

*Maintain + Increase green space / landscaping.*

*Outdoor dining, town square, park, areas for promenade to walk + bike on. Parking access all businesses in area. Generous set backs for buildings 2 stories max w/ 3rd story's at rear of properties if at all.*

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

*Neighborhood biking is key!!! We don't want streets clogged w/ cars parking for businesses. This is still a primary artery for accessing the freeway, grocery stores, and commutes. Keep traffic in mind. 4 lanes max.*

***SMALL BOUTIQUE HOTELS ONLY!***

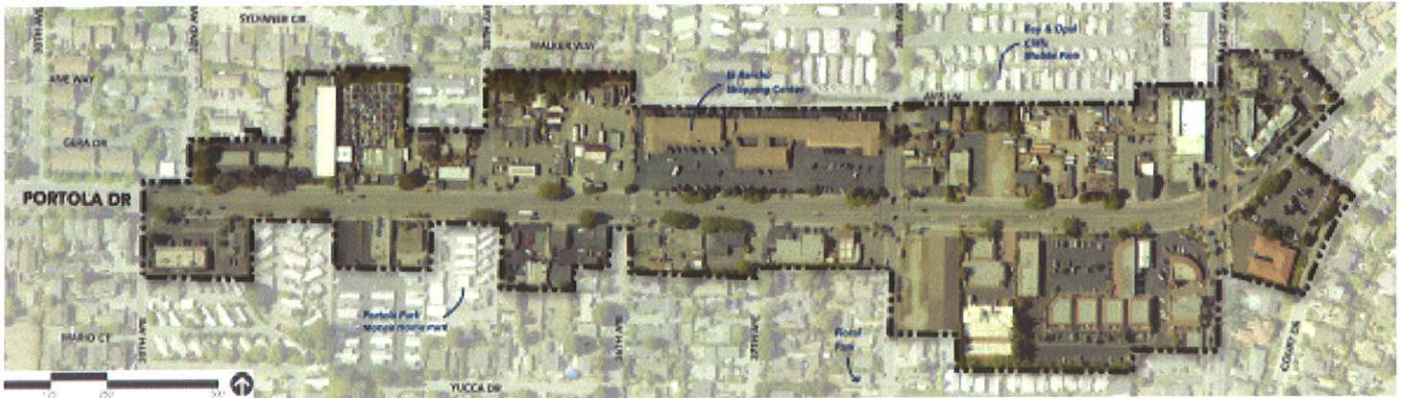
**Additional Comments:**

*I want to feel safe letting my kids cruise the neighborhood on their bikes. I want them to have a neighborhood center to hang out. Space*

**Don't forget to turn in your Comment Card before leaving the workshop!**

*for community events, fundraisers, live music!*

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

AFFORDABLE HOUSING / LOW INCOME  
BIOSWAILS

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

NO MORE THAN 2 STORIES. SET BACKS FROM  
SIDEWALKS. PARKING (MORE THAN ADEQUATE) FOR  
EACH BUSINESS.

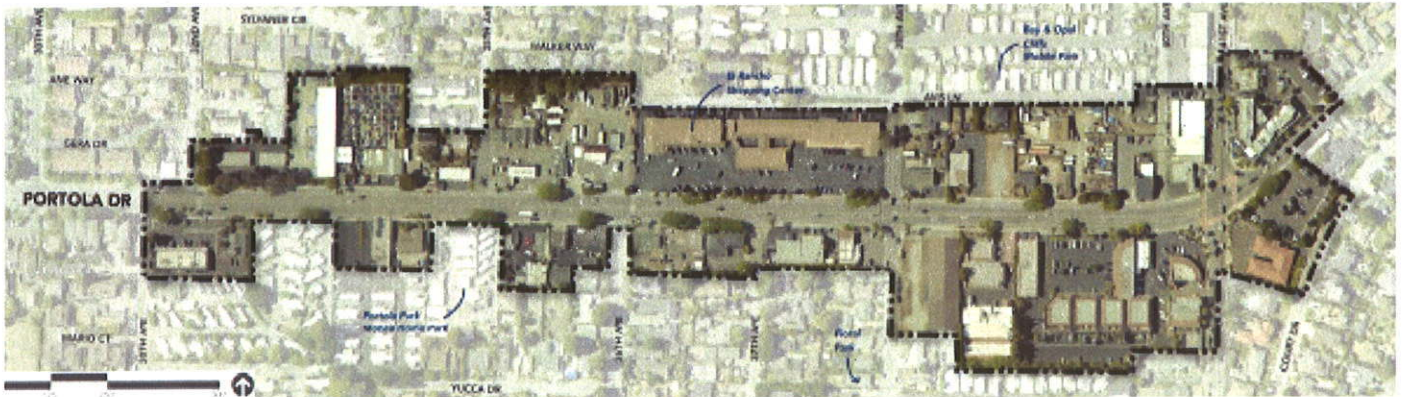
**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

3 LANES (ONE LEFT TURN LANE). GREEN  
BICYCLE LANES. FLASHING LIGHTS @ CROSSWALKS.  
PEDESTRIAN OVER PASS @ 4<sup>th</sup>. ROUNDABOUTS

**Additional Comments:**

*Don't forget to turn in your Comment Card before leaving the workshop!*

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

2 Story - (Not 3 story)  
2 designated parking spaces for <sup>new</sup> residential  
Keep safe for pedestrian & bicycle traffic

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

Blinking lights in street for cross walks.

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

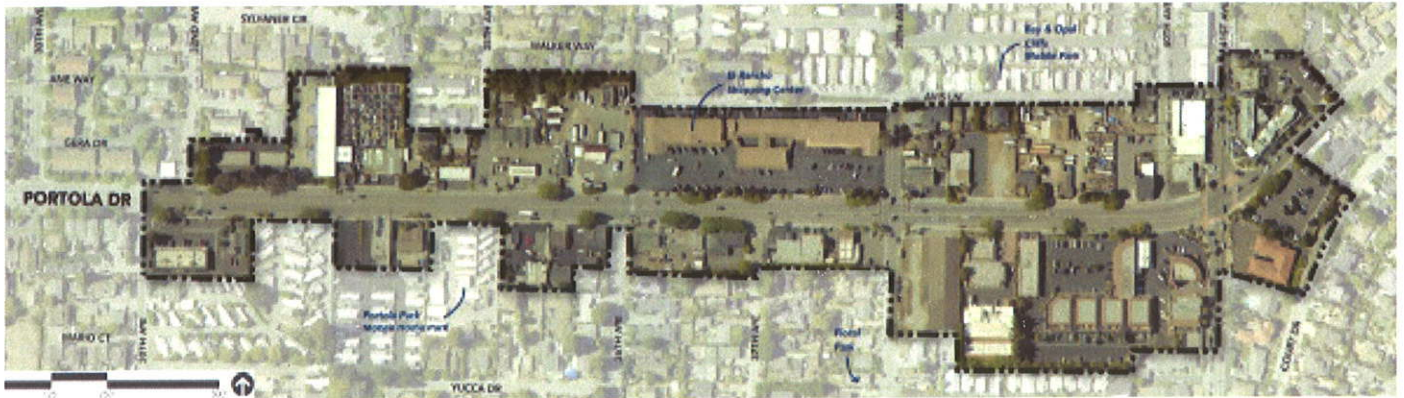
Parking in front of businesses on Portola. Big set backs so it doesn't look like a downtown.

**Additional Comments:**

Bike lanes more visible  
flat & straight sidewalks

**Don't forget to turn in your Comment Card before leaving the workshop!**

## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

*SMALL*

*little shops, little parking lots - quaint, like Capitola*

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

*non glaring - non invasive*

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

*not an engineer - simple and slow  
Just in my mind's eye: the driveway  
is available nearby for those  
who are hurrying*

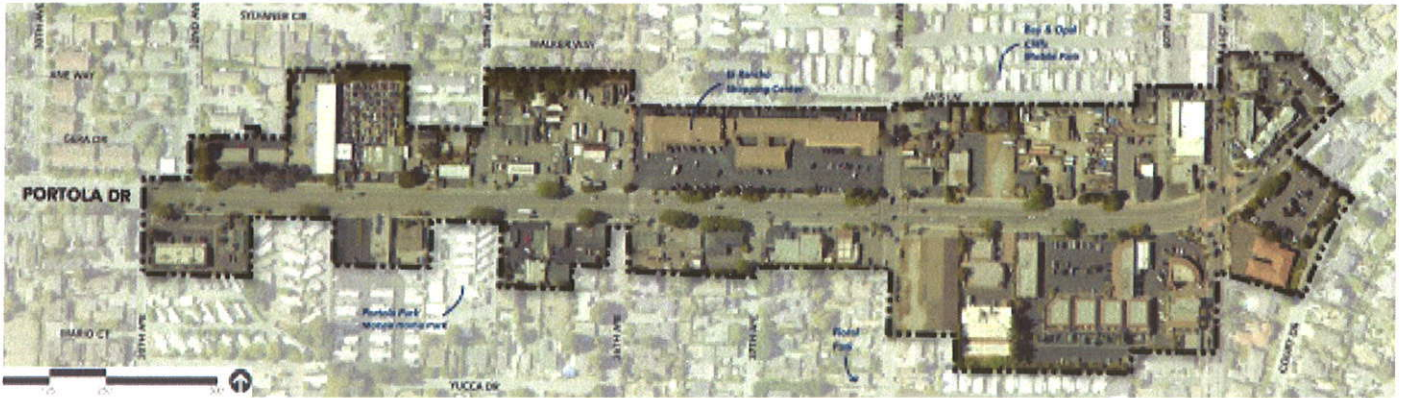
**Additional Comments:**

*The fewer changes the better*

**Don't forget to turn in your Comment Card before leaving the workshop!**



## Project Study Area



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

A space that accommodates some residential & commercial building that is not a hodge podge of buildings - We need bicycle paths, cross walks that are clearly marked - an environment that is welcoming and has a neighborhood feel.

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

Buildings should NOT be too tall (and preferred 2 story or 3 story). Parking needs to be sufficient to accommodate commercial & residential building. Need to have landscaping (trees) - not all concrete. Bike paths, cross walks

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

Make Portola 1 lane in each direction & enlarge bike lanes - sidewalks; Maybe limit truck delivery to specific times

**Additional Comments:**

Don't forget to turn in your Comment Card before leaving the workshop!



# pleasure point commercial corridor

community vision  
commercial and mixed use design guidelines  
portola drive streetscape



## Community Workshop #1 Agenda

September 16, 2017  
10:00 A.M. to 12:00 P.M.  
Live Oak Elementary School  
Multi-Use Room

- I. Welcome
- II. Existing Conditions Summary
- III. Group Discussions
- IV. Group Presentations
- V. Next Steps

**A.**  
AGENDA

**5**  
QUICK ORIENTATION...

DESIGN CHARACTER IS KEY!!

**1** THE 1st OF 3 WORKSHOPS!

**2** Focused on commercial corridor Portola Drive. 30th — 41st.

**3** FOCUS ON DESIGN GUIDELINES  
THE COUNTY WORKING WITHIN EX. ZONING

Thank you for attending today's community workshop. We are glad you are here. Today you will have multiple opportunities to contribute to the conversation. This Comment Card is for you to record any questions or comments that you would like to share.

Don't forget to turn in your Comment Card before leaving the workshop!

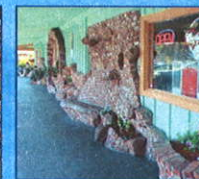
To learn more, please visit:  
[www.sccoplanning.com](http://www.sccoplanning.com)

**BACK SIDE**



# pleasure point commercial corridor

community vision  
commercial and mixed use design guidelines  
portola drive streetscape



## Community Workshop #1 Agenda

September 16, 2017  
10:00 A.M. to 12:00 P.M.  
Live Oak Elementary School  
Multi-Use Room

- I. Welcome
- II. Existing Conditions Summary
- III. Group Discussions
- IV. Group Presentations
- V. Next Steps

*Roundabouts*  
*+ green / visible bike lanes*  
*continuous middle turn lane*  
*needs of*  
*+ prioritize local neighborhood residents over trying to bring more tourists / visitors*  
*+ sustainable landscaping, water absorption, native plants*

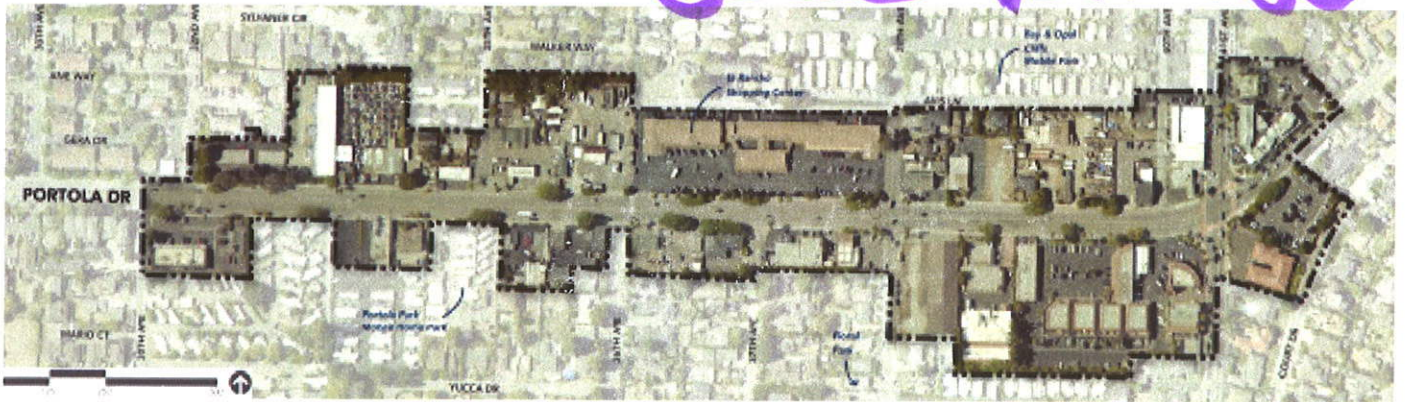
Thank you for attending today's community workshop. We are glad you are here. Today you will have multiple opportunities to contribute to the conversation. This Comment Card is for you to record any questions or comments that you would like to share.

Don't forget to turn in your Comment Card before leaving the workshop!

To learn more, please visit:  
[www.sccoplanning.com](http://www.sccoplanning.com)

Project Study Area

See Reverse →



Question #1: What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

Quiet hours! Businesses to observe & encourage & enforce noise ordinance, Local/Small businesses only, bright lights

Question #2: What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

2-story limit w/ on site parking including employee parking

Maintain beach desish - San Jose or Santana row!

Question #3: How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

ALL Lighted crosswalks, Trucks blocking/parking in bike lanes, MORE STOP signs

Additional Comments:

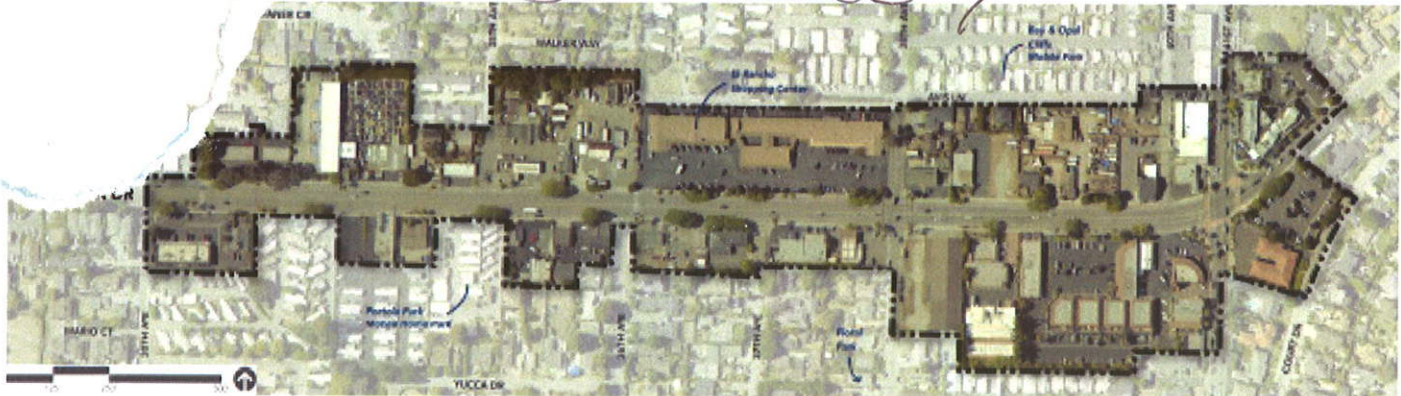
Continuous middle turn lane → traffic congestion & impossible to turn @ onto portola from side (residential) streets

Don't forget to turn in your Comment Card before leaving the workshop!

ENFORCE SPEED limits & pedestrian rights

see attached  
I concur w/ users

3a



**Question #1:** What is your vision for the Pleasure Point Commercial and Mixed Use Corridor?

- ① not a mission st or upper 4th
- ② keep village character of lower 4th
- ③ under notice of permit applications
- 4th - 28th
- Portola - 28th
- Village \* see attached

**Question #2:** What are the different building and site design characteristics along the corridor that need to be considered in the design of new projects?

No freeway - Portola  
 2 lanes for travel  
 1 lane for turning & delivery  
 restrict parking for avenue & side by turning

**Question #3:** How should the Portola Drive right-of-way be best used to meet the needs of cars, trucks, buses, bicyclist and pedestrians?

---



---



---



---



---

**Additional Comments:**

---



---

**Don't forget to turn in your Comment Card before leaving the workshop!**