

COMMUNITY SURVEY RESULTS

BACKGROUND

In early January 2008, the County created and sent two informal surveys to both Summerland business owners/operators and the property owners in the community. The goal of the surveys was to solicit another stream of community input beyond the public workshops being held in order to assist the SunPAC in deciding how to address topics related to commercial design, residential design, and traffic and circulation.

The survey results from the property owners (Community Survey) have been included for your reference. Issues identified within the survey have generally been addressed in the Draft Residential Design Guidelines. Larger policy issues will be presented by staff at the August 20, 2008 meeting.

SUMMERLAND COMMUNITY SURVEY RESULTS

The number of community members (Summerland residents and property owners) who responded in each category (strongly agree, disagree, etc.) is indicated for each question and the corresponding percentage of people responding in that category relative to the other categories is included. (Percentages have been rounded up to the nearest whole decimal point.) Of 583 surveys the County distributed by mail, a total of 124 surveys were returned for a response rate of 21%. Respondents had 3 weeks to complete and return the survey. Non-responses were counted in the "don't know" category.

SUMMARY

The full results for the Community Survey have been included in the following pages. Staff has created a column to indicate if the majority of respondents favored an idea (indicated by a checkmark "✓" symbol), if there was no consensus either for or against an idea or the majority were neutral and/or indicated they did not know (indicated by a "—" symbol), or if the majority of respondents did not support an idea (indicated by an "✗" symbol). The survey results are followed by the written responses that were received with each survey. Staff requests the SunPAC review the Community Survey results; however, for the purposes of the current work phase, the focus should be on responses related to the development of residential design guidelines.

FOCUS QUESTIONS FOR DISCUSSION AT AUGUST 20, 2008 SUNPAC MEETING

1. Where there any surprising *trends* in responses related to residential design?
2. Are there any response *trends* that point to areas of concern not addressed in the draft residential design guidelines that should be?



Community Survey Results

Traffic, Circulation and Parking Areas of <i>Priority</i> :							
		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
✓	Support for more alternative modes of transportation (i.e. public transportation, bicycles, ride share)	44 (35%)	27 (22%)	23 (18%)	10 (8%)	7 (6%)	11 (9%)
✓	Locating denser development near alternative modes of transportation	24 (19%)	23 (18%)	26 (21%)	23 (18%)	8 (6%)	20 (16%)
✓	Providing pedestrian access throughout the community	59 (47%)	34 (27%)	13 (10%)	7 (6%)	8 (6%)	3 (2%)
✗	Creating the ability to conduct u-turns on Lillie Avenue	9 (7%)	21 (17%)	25 (20%)	20 (16%)	44 (35%)	5 (4%)
✓	Increasing safety for pedestrians and vehicles	46 (37%)	41 (33%)	21 (17%)	6 (5%)	3 (2%)	7 (6%)
✓	Increasing pedestrian amenities (e.g. crosswalks, benches, covered/protected bus stops)	46 (37%)	37 (30%)	19 (15%)	11 (9%)	7 (6%)	4 (3%)
—	Consideration of one-way streets for east-west streets in the residential areas	20 (16%)	24 (19%)	28 (22%)	24 (19%)	24 (19%)	4 (3%)
—	Increasing street lighting in the residential areas	19 (15%)	28 (22%)	29 (23%)	19 (15%)	27 (22%)	2 (2%)
—	Increasing on-street parking in residential areas	15 (12%)	18 (14%)	34 (27%)	17 (14%)	32 (26%)	8 (6%)
✓	Enhancing existing pedestrian beach access along Evans Avenue to Lookout Park	30 (24%)	44 (35%)	19 (15%)	12 (10%)	9 (7%)	10 (8%)
—	Increasing beach access over Hwy. 101 (i.e. under/overpass)	19 (15%)	20 (16%)	30 (24%)	29 (23%)	16 (13%)	10 (8%)
✓	Continuing to prohibit encroachments into the public right-of-way	39 (31%)	43 (35%)	21 (17%)	1 (0.8%)	4 (3%)	16 (13%)
—	Continuing to prohibit abandonment of existing right-of-way areas not in use	23 (18%)	25 (20%)	27 (22%)	11 (9%)	6 (5%)	32 (26%)

Lillie Avenue (Commercial / Retail Area) Areas of <i>Priority</i>:							
		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
✓	Encouraging a broader mix of retail activity and business types	31 (25%)	44 (35%)	23 (18%)	13 (10%)	6 (5%)	7 (6%)
✓	Allowing for varied architectural styles consistent with the community character	27 (22%)	57 (46%)	13 (10%)	11 (9%)	5 (4%)	11 (9%)
✓	Encouraging new development and building renovations consistent with the community character	33 (27%)	45 (32%)	24 (19%)	6 (5%)	8 (6%)	8 (6%)
✓	Encouraging redevelopment of vacant or underutilized properties	18 (14%)	31 (25%)	32 (26%)	23 (19%)	11 (9%)	9 (7%)
✓	Encouraging structures at intersections that provide architectural interest and point of reference	18 (14%)	25 (20%)	33 (27%)	24 (19%)	10 (8%)	14 (11%)
✓	Encouraging mixed-use development (i.e. residential and commercial uses in the same building or area)	20 (16%)	40 (32%)	26 (21%)	20 (16%)	10 (8%)	8 (6%)
✓	Allowing encroachments into the public right-of-way for outdoor seating and dining as long as adequate space remains for pedestrians	29 (23%)	50 (40%)	21 (17%)	10 (8%)	9 (7%)	5 (4%)
✓	Development that enhances pedestrian activity and current streetscape improvements	34 (27%)	54 (43%)	15 (12%)	7 (6%)	4 (3%)	10 (8%)
✓	Increasing pedestrian safety and access to businesses along Lillie Avenue	43 (35%)	44 (35%)	14 (11%)	10 (8%)	4 (3%)	9 (7%)
✓	Preservation of Summerland's historic character	69 (56%)	31 (25%)	15 (12%)	3 (2%)	3 (2%)	3 (2%)
✓	Increasing standards for location and style of business signs	47 (38%)	40 (32%)	22 (18%)	6 (5%)	1 (0.8%)	8 (6%)
—	Reducing existing restrictions on Floor Area Ratio (FAR) requirements	11 (8.8%)	18 (14.5%)	27 (21.7%)	18 (14.5%)	19 (15.3%)	31 (25%)
✓	Increasing street trees and landscaping	44 (35%)	47 (38%)	15 (12%)	9 (7%)	3 (2%)	6 (5%)
✓	Encouraging a broader mix of retail activity and business types	36 (29%)	34 (27%)	25 (20%)	10 (8%)	9 (7%)	10 (8%)
✓	Increasing intersection visibility for vehicles and pedestrians	37 (30%)	43 (35%)	24 (19%)	8 (6%)	3 (2%)	9 (7%)

Residential Areas of <i>Priority</i>							
		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
✓	Maintaining private viewsheds	64 (52%)	28 (22%)	12 (17%)	3 (2%)	1 (0.8%)	16 (13%)
✓	Preserving neighborhood architectural character	42 (34%)	40 (32%)	21 (17%)	8 (6%)	1 (0.8%)	12 (10%)
✓	Identifying proper location and treatment for accessory structures (i.e. granny units, detached garages)	28 (22%)	51 (41%)	24 (19%)	7 (6%)	4 (3%)	10 (8%)
✓	Clarifying the community's residential design guidelines and requirements	34 (27%)	56 (45%)	18 (14%)	7 (6%)	0 (0%)	9 (7%)
✓	Increasing landscaping and fencing guidelines and requirements	27 (22%)	31 (25%)	34 (27%)	19 (15%)	7 (6%)	6 (5%)
—	Requiring deeper building setbacks	15 (12%)	25 (20%)	37 (30%)	29 (23%)	11 (9%)	7 (6%)
✓	Addressing watershed (drainage) issues	47 (38%)	51 (41%)	14 (11%)	3 (2%)	0 (0%)	9 (7%)
✓	Limiting residential building size, bulk and scale	51 (41%)	35 (28%)	18 (14%)	12 (10%)	4 (3%)	4 (3%)
✓	Ensuring residential building compatibility with surrounding neighborhood	44 (35%)	38 (30%)	12 (10%)	12 (10%)	1 (0.8%)	7 (6%)

Survey Number	Question: <i>"The Summerland community needs:"</i>
1	Home delivery of mail, a library.
2	Standards to ensure view site lines for all, this includes elimination of utility poles and height restrictions on existing and new landscaping.
3	Grocery store.
4	No Response
5	Grocery store.
6	View ordinances for trees, small grocery store, better parking.
7	Code enforcement i.e. boats, trailers, inoperative vehicles, unsafe structures, "eyesores" properties.
8	More sidewalks to preserve security of pedestrians, bike lanes, liquor store should be gutted, speed bump through side streets to stop speeds of cars.
9	You to mind you own damn business and leave people alone.
10	Liquor store and Yellow House pole signs are confirmed violation.
11	Sidewalks and benches all along Lillie Ave. as well as shade trees to lend to small town ambiance.
12	No Response
13	No Response
14	What are the sidewalks for next to the freeway? Get rid of excess 101 traffic, too much!
15	Less street signage, too many county signs have been distracting.

Survey Number	Question: <i>"The Summerland community needs:"</i>
16	The Community does not need large trees and bright lights on Lillie Ave. or a roundabout. Needs to be friendly for pedestrians.
17	No Response
18	To be left alone.
19	Less police patrolling Lillie Ave.
20	Mail delivery and new post office.
21	Better road upkeep.
22	To encourage a "quiet zone" for the railroad nuisance/noise.
23	Fewer antique stores.
24	No Response
25	To be sure Caltrans keeps the gutters and sidewalks clean along Evans underpass and south (or east) around corner on Wallace.
26	Clean up Post Office & property, get rid of signs (example-liquor store sign). Add more trees/landscaping.
27	Underground utilities.
28	To return to it's humbler roots-it's getting too upscale.
29	Protection for the freeway - now and any future development.
30	A hardware store.
31	No Response
32	Businesses that are typically found in communities i.e. grocery store, hardware store, etc. and fewer tourist-type businesses.
33	To bury the power lines underground, require homeowners to clean up the overgrowth into the streets. Disallow boats to be parked in the streets.
34	No Response
35	No Response
36	I like Summerland the way it is!
37	To continue efforts to make it a safer and more beautiful Keep character, parking is the problem.
38	No Response
39	More landscaping along Lillie Ave., bus stop benches at a minimum). Greenwell Ave needs to be repaired and the Summerland / Greenwell Ave. intersection should be enhanced.
40	No Response
41	Improved Post Office space, traffic, parking and services. There are no traffic rules for P.O, parking. The area is a mess and dangerous (the service has deteriorated). Why do we not have postal service delivery and problems when the mail is addressed to street addresses.
42	No Response
43	More stop signs to discourage freeway types that want to avoid traffic congestion.
44	No Response
45	No Response
46	A decent market- Someone to take over Joe's & make it a great deli, market, take-out convenience store for everyone.
47	Underground utilities before any other nonsense. We need a freeway coating to suppress traffic noise.
48	No Response
49	Overall Summerland is a great community I prefer it maintain it's structure as is.
50	Better restaurants, no neon signs, the liquor store/gas station to be upgrades, a nicer school.
51	To beautify it's streets w/attractive lighting & green floral landscape, encourage charming restaurants & attractive outdoor seating areas.
52	More trees (pepper, Australian, tea trees) low beautiful easy to trim.

Survey Number	Question: <i>"The Summerland community needs:"</i>
53	It seems to me that our little town is untidy and worn out looking along Lillie Ave & Post Office parking lot it needs to be freshened up without loosing it's quaint charm.
54	A community garden, keep existing views to houses, needs to NOT become commercial!
55	No Response
56	No Response
57	No Response
58	Underground utilities.
59	No Response
60	Clearer traffic directions at 101 off ramp next to Stacky's.
61	Less government control of development, more common sense.
62	Fewer restrictions on building, restrict height, limit and lot coverage but not other details.
63	No Response
64	"An official colorist" to maintain some of it's individuality & character (except for the ugly liquor store sign) * Biggest issues: Freeway noise & Commuter traffic!
65	To keep it's small town feel, we definitely need to keep the Post Office open.
66	A delicatessen and a good Mexican restaurant.
67	To stay as it is / there is a reason we all moved here lets not forget it!
68	Well-maintained trails, rules about fences that compartmentalize and obstruct views.
69	To keep it's character, get the Big Yellow House operating again.
70	A small grocery store, sidewalks on both sides of Lillie Ave. Bicycle Lane on Lillie, some bike racks near the restaurants.
71	Fewer shops, two level max. on residential development.
72	No Response
73	More community participation in projects etc.
74	No Response
75	Small grocery store, hardware store.
76	More intensive mixed use, Wallace Ave converted to a more pedestrian-friendly road.
77	A small grocery store, a Laundromat, a traffic circle instead of stop sign on Lillie Ave near the school, enforce leash laws on beach.
78	No Response
79	To encourage thoughtful development which will clean up some of the unattractive and dated development that currently exists.
80	No Response
81	Not get overly neat, tidy, regulated.
82	No Response
83	Less not more! It's so awful that it is so crowded with all these stores no one buys from.
84	Re-open the Big Yellow House.
85	More variety of retail business (i.e. pharmacy, clothing ,etc.).
86	Better pedestrian access.
87	Less stop signs, more roundabouts on Lillie Ave., no overnight parking or day parking of truck and or trailers on all streets.
88	Get rid of the FAR! Stop approving as built accessory buildings. We need more parking for tourists & restaurant goers.
89	Post Office parking lot is unsafe and dangerous needs a better circulation & more parking, sidewalks, and a crosswalk.
90	Timely clean up of graffiti. Pay attention to having parking on both sides of residential streets (inadequate space).
91	No Response

Survey Number	Question: <i>"The Summerland community needs:"</i>
92	Wider more attractive roadways with more well defined parking & landscapes, fencing guidelines.
93	No Response
94	No Response
95	Lillie Ave. is never asphalted all other roads leading up to upper Lillie off of Sears have been paved but not this worn out street, it's hard on cars and walkers.
96	The liquor store torn down and new project there at the site, less antique stores, more variety stores, access over the 101 to the beach on the east end of town over or under pass.
97	Make it a priority to put all utility lines underground and make all roads with in the town county rather than privately maintained.
98	Sidewalks on Lillie Ave., a good looking post office w/adequate vehicle access or home delivery.
99	An attractive walkway that connects the businesses.
100	More character in infrastructure - lighting, public signage.
101	To rid itself of ugly rundown buildings/homes make streets more navigate able easier to drive around!
102	A plan that all local residents can buy into and not just follow what the big buck guys want!
103	Get rid of Liquor sign!
104	Underground wires.
105	More sheriff patrolling around our neighborhoods, too much camping (overnight) at the end of Calle Culebra.
106	A very clear vision of the next 10-50 years in relation to environmental issues.
107	Clarification of design guidelines and requirements.
108	Better parking, restrictions on boats & vehicles long term parking.
109	Sidewalks from one end of Lillie to the other, cleaning the slide areas and put in sidewalks, street lights along Lillie. Move Electric and Telephone wires underground.
110	Clean up the lots, more conformity, one-way streets and restrictions on car/boat etc. parking over long periods of time.
111	View & parking ordinances! Parts of Summerland look like a parking lot.
112	Sidewalks all the way down Lillie to Greenwell.
113	To retain it's charm.
114	Limiting upscale developments (residential & commercial).
115	Parking Limit, more speeding and parking enforcement, skateboarder safety. Graffiti problem solution maybe art classes?
116	Better protection of both public and private ocean views, more control of landscaping that negatively affects ocean views. Enhance Summerland as a seaside community, reduce impacts on Hwy 101seperating us from the ocean, redesign the Evans 101 under crossing to be more pleasant and attractive, build a community serving pedestrian 101 over crossing somewhere central along the community's frontage, e.g. near Temple St.
117	No Response
118	A nice restaurant replacing the Yellow House building? A center for the community, new Post Office.
119	Street repairs / asphalt.
120	A flexible open minded process which cleans up but doesn't become iconoclastic.
121	I can't think of a more perfect place to live - so I don't have a need.
122	Limited / less commercial development.
123	Hotel / B&B / i.e. guest housing.
124	No Response

Survey Number	Question: <i>"New residential development should:"</i>
1	Encourage energy efficient, follow a planned architectural guideline.
2	Be limited to single family residences.
3	Small condos.
4	No Response
5	No Response
6	No Response
7	No Response
8	Match the character of Summerland- No big chains should be allowed or coffee places.
9	Be determined by market forces, not a bunch of bureaucrats.
10	Get rid of cars & boats stored on streets - Not enforced now.
11	Uniform Architectural style with wide latitude for individuality so as no to look disneyesque.
12	No Response
13	No Response
14	Grocery store.
15	Be compatible with surrounding neighbor/street architectural styles.
16	No room for new residential development.
17	No Response
18	Not overwhelm the ambience of our town.
19	Developers should be required to improve roadway conditions on adjacent street.
20	Be limited to three thousand sq ft & 2 stories.
21	Should be done in a manner that is fully cooperative with the owners and without conflict.
22	Not be allowed to have metal roofs.
23	Respect existing neighbors and not impede views.
24	No Response
25	No Response
26	All buildings should be compatible in architectural design.
27	Underground utilities.
28	Not happen.
29	Be compatible to neighbor and minimize any negative impacts (i.e. view protection, parking impacts and drainage).
30	No Response
31	Be small.
32	Abandon the emphasis on Victorian architectural style and support and promote contemporary design.
33	Should increase allowable floor area ratios, encourage home owner rights and incentives home perimeter landscaping and maintain around home property.
34	No Response
35	No Response
36	No Response
37	Maintain character have new corridors, parking.
38	No Response
39	No Response
40	No Response
41	Maintain high standards of design and quality.
42	No Response

Survey Number	Question: <i>"New residential development should:"</i>
43	No Response
44	SBAR Guidelines -Section C-2-e (existing large structures that exceed the FAR)-Requires clarification - original intent was to address an event like a fire or earthquake which damages a structure - it was not intended to allow a demolition and new construction which exceeds the allowable FAR's- when an original structure was 8,000(for example) on a same parcel but the parcel has been divided and is now 1 acre, an 8,000 sq ft. structure is excessive and should not be permitted to be re-built to original size, We have in the last 2 years observed a property owner and their architect attempt to mis-use this guideline. Although the county did not permit it, the lack of clarity provided them the opportunity to try to "game" the guidelines. If more than 50% of an existing large structure is damaged or demolished the current/existing FAR's for the parcel size should control the sq. ft. permitted.
45	No Response
46	Preserve existing owner's views.
47	No separate "game rooms" to rent as houses.
48	No Response
49	Be consistent w/existing general plans; maintain open space, no high density!
50	Encouraged.
51	Be attractive & to the owners need for size. County should not dictate square footage.
52	Be open to neighbor input.
53	Be in keeping with our charming character and provide off street parking and have lots of gardens and grass.
54	Stay close to old Summerland development.
55	No Response
56	Compatible with neighborhood.
57	No Response
58	Maintain the character of the community.
59	No Response
60	No Response
61	Not be controlled by a committee that can stop construction if they cannot agree that plans are ok.
62	Not adversely impact neighbors if possible.
63	No Response
64	Follow good design guidelines but still allow for unique buildings and individuality.
65	Not be too micro-managed.
66	No Response
67	Be tasteful but not forget the owner has to live with it. Let's ask the community don't turn down when there is a problem.
68	Retain the scale of surrounding buildings; be architecturally compatible with what's here.
69	Reflect the character of the community.
70	Be a compatible scale to its lot size & not hog another neighbor's view.
71	No Response
72	No Response
73	Be compatible with present housing and not McMansionize.
74	No Response
75	Be in character with existing.
76	No Response
77	Be limited in size, bulk & scale; require people to have space for gardens.

Survey Number	Question: <i>"New residential development should:"</i>
78	Not be such a difficult process; i.e. nit picking.
79	Attempt to upgrade and improve existing structures (current historical character is nothing to be proud of).
80	No Response
81	Limit outdoor lighting.
82	Be consistent in size with exiting housing i.e., no McMansions.
83	Not stuck out like big boxes that say how rich I am and stop bringing your LA ideas to little Summerland.
84	Size limits - keep the small town character.
85	No Response
86	No Response
87	Be compatible with existing neighborhoods.
88	Allow same size sq footage as city of SB, City of Carp., or City of Goleta on similar size lots. Get rid of FAR!
89	As a person who has built a home here, clear requirements and guidelines are most important.
90	Have view restrictions for new development (not to obstruct current resident's views).
91	No Response
92	Be of high quality design in styles encouraged by guidelines; be of low profile design to protect views and community scale.
93	Be limited in size.
94	Preserve cottages; preserve small town feel.
95	Need lights to dark.
96	Protect neighbors private view sheds - the view is why people buy homes in Summerland to view the ocean.
97	Be in keeping with existing and specified architectural styles and size bulk and scale, with sensitivity to view shed.
98	Be encouraged with limited size.
99	Be consistent with "Cape Cod" like design, not be too large.
100	Maximize square footage on lots.
101	Reduce density-make sure there is adequate on property parking. There are too many cars on the streets.
102	Stay with current local act rules.
103	No Response
104	Complement.
105	No Response
106	Be structurally sound and solar/wind panels installed, as well as earthquake proofed.
107	Be compatible to surrounding neighborhoods.
108	No Response
109	No Response
110	Have definite guidelines and conform to them.
111	Provide for off street parking and preservation of views, include landscaping trees.
112	Have off street parking, not run drainage down to neighboring property.
113	Be limited, and fit into the neighborhood.
114	Limit size & provide for solar.
115	Fit in.

Survey Number	Question: <i>"New residential development should:"</i>
116	Be high in quality, respect or improve public and private views. Be compatible with neighborhood character emphasizing the best aspects of that. Be street oriented such as with porches, and have no glare exterior lighting.
117	No Response
118	No Response
119	No Response
120	Not be so restricted that we become the S.B arch review board; Some developments would help.
121	Have a garage for each bedroom / office to help w/off street parking.
122	Have an easier path through the BAR.
123	Be less restrictive.
124	No Response

Survey Number	Question: <i>"New commercial / retail development should:"</i>
1	Planned high-end construction & design only. Get rid of Summerland liquor & gas station or remodel to match quality of other Summerland businesses, signage code enforced.
2	Be consistent with community character and limited to Lillie Ave.
3	No Response
4	No Response
5	No Response
6	No Response
7	Be encouraged to provide needed services to community i.e. food market, pharmacy, hardware store.
8	Summerland should look at Ojai and why/ what they have done.
9	See statement before, even more emphatically.
10	No Response
11	Preferably be mixed use residential/retail and not overly large and bland.
12	No Response
13	No Response
14	Mail, Post office restoration? Drop off box like Carpinteria, etc. in and out parking instead of now.
15	Have fewer lights, smaller signs and continue in the style of last 6 developed commercial projects.
16	Keep retail low-density in town.
17	No Response
18	See statement before.
19	Include Spanish revival design.
20	Not be over two stories. Need grocery store & fast food.
21	See statement before.
22	Provide enough onsite parking to not impact an increase of parking on the street.
23	Support the community, not just the visitors.
24	No Response
25	No Response
26	Low-key design.
27	Underground utilities.
28	Be practical & Useful for residents (i.e. grocery store) to reduce necessity to drive to Santa Barbara or Carp.

Survey Number	Question: <i>"New commercial / retail development should:"</i>
29	Enhance and add interest to the area adverse group of business user, maximize on site parking.
30	Preserve its historical character; new buildings require high rents which drive out local small businesses catering to locals.
31	Be small.
32	Be more oriented to community needs and provided more of a balance between tourist shops and normal businesses.
33	Include nice restaurants and other courtyard areas. Continue to have sidewalks along Lillie.
34	No Response
35	No Response
36	No Response
37	Allow for parking & keep & keep character of town, would be nice to get businesses that provide services so trips to SB are not so necessary i.e. pet store, cleaners, small grocery store, shoe repair, hardware store etc.
38	No Response
39	More in love with the Architectural style of Just Folk and Botanik. The Sandpiper is an asset but should be compelled to clean up their area.
40	No Response
41	Have a very high quality of image (avoid gas station image).
42	No Response
43	No Response
44	No Response
45	No Response
46	Specific standards for upkeep and long term maintenance.
47	No Street lights 10pm to 5am.
48	No Response
49	Summerland is already at maximum acceptable density for some retail without in cringing on character or additional problems.
50	Encouraged.
51	Keep w/community architecture & enhance charm.
52	Limited.
53	Provide off street parking and look like our older quaint little houses. Definitely no mid-century contemporized buildings or office block style buildings you find in larger cities (LA/NY).
54	Stay small NO big businesses.
55	No Response
56	Adequate parking.
57	No Response
58	Maintain the character of the community.
59	Keep the historic / Victorian / beach feel and not look like Coast Village Rd.
60	No Response
61	Continue within existing regulations.
62	Not overpower existing buildings.
63	No Response
64	Include a hardware store, keep Post Office, better mix of restaurants, a bank / ATM would be good.
65	Meet the needs of the community and not just tourists. I really miss the hardware store and video stores.
66	No Response
67	Not forget the community we all flocked to live in.

Survey Number	Question: <i>"New commercial / retail development should:"</i>
68	Serve (some of) the needs of Summerlanders; maintain the established style.
69	Keep the character of a Seaside Village.
70	Include adequate parking; retail should be unique and not part of a chain.
71	Be limited to need.
72	No Response
73	Address the needs of the community, more diversity, less antique shops.
74	No Response
75	Be small in scale along Lillie Ave.
76	No Response
77	Require them to pay for underground utility and cable lines.
78	No Response
79	Allow flexibility to allow for creative design solutions, including the use of mixed-use development.
80	No Response
81	No Response
82	Encourage diversity and serve the local community (not just tourists).
83	We had a grocery store (how about an organic grocery store) no more junk stores.
84	Very limited low key.
85	See previous.
86	No Response
87	Encourage a broader mix of retail activities and business types but be consistent with Summerland's character.
88	Provide lots of parking.
89	Be more varied....we have enough antique stores! Encourage improvement of current commercial liquor stores they are eyesores.
90	No Response
91	No Response
92	Same as previous & encourage local serving uses, underground parking in front may be preferable to parking in rear (parking in the rear turns into storage & other) parking good where feasible.
93	Be limited in size.
94	No Response
95	I have lots of Arthritis & Osteoporosis and feel very unbalanced on roads for a little walk (please put on agenda).
96	Be encouraged in the C1/C2 zoned corridor.
97	Be mixed use where feasible and include off street parking, preferably behind or under structures.
98	Be encouraged with reasonable rents so tenants will stay.
99	Be attractive, allow for parking, consistent with beach town look.
100	Maintain the character of the community.
101	Is on the right track.
102	Be voted on by all property owners before permits are issued.
103	No Response
104	Commercial / Retail - Down , Residential / Office - Up.
105	Too many antique shops.
106	Be futuristic in design with the above included.
107	Be allowed only in certain areas - not in residential.
108	No Response
109	No Response
110	Be diversified.
111	Not further transit circulation on Lillie.

Survey Number	Question: <i>"New commercial / retail development should:"</i>
112	Have parking for customers.
113	Be consistent for the area.
114	No Response
115	Serve Summerlanders!
116	Make this area a very attractive entrance to Summerland and not just highway and railroad wasteland.
117	Be related to visitor use / e.g. restaurants, art, antiques, wine.
118	No Response
119	No Response
120	Be multi-use.
121	Be more varied = Retail w/accommodations upstairs/owner occupied businesses.
122	Not happen.
123	Allow rooftop development, i.e. rooftop parking & or patio/swimming pool, Underground parking excluded in FAR's.
124	No Response

Survey Number	Question: <i>"Other comments:"</i>
1	I would like the County to take over private residential streets (i.e. Whitney east of Olive) to maintain w/rest of streets because we are paying in our taxes to maintain Summerland streets. Also would like to see residential codes enforced regarding single homes being rented as duplexes/triplexes, the code either needs to be changed and more taxes collected or order enforced (RE: illegal rentals!).
2	Limit new development-commercial & residential, consistent with availability of natural resources! (i.e. water).
3	No Response
4	PRIORITY - Repair landslide on Greenwell Ave. north of Lillie, restoring two lane roads for all residents along Greenwell, Asega, and Hunt.
5	No Response
6	No Response
7	No Response
8	People traveling from Ventura to Santa Barbara use the side streets to avoid traffic this is highly dangerous to the children.
9	See statement before.
10	See statement before.
11	The Summerland post office is an eyesore; couldn't the building be made to look more Nantucket like. The liquor sign is obscene; I thought the owners had been legally ordered to remove it. Why does it still remain?? Nowhere in all of Santa Barbara is there such an awful ugly sign, it really pulls down the character of the whole community.
12	No Response
13	No Response
14	No Response
15	Retailers should maintain and water all landscaping along Lillie Ave., if they wish for the landscaping Further, Trees should be very limited and drought tolerant.
16	To maintain Summerland's uniqueness it is important to keep light pollution down, and keep integrity of ocean views and starry nights.
17	No Response
18	This document is way to Vague.
19	Sink the telephone poles.

Survey Number	Question: <i>"Other comments:"</i>
20	Summerland should be a charming small city, don't forget Ortega Hill Rd. for sidewalks and parking up to QAD.
21	It is a heinous act that the county has ignored the repair of Greenwell Rd. between Lillie and Asegra Rd. Repair is a general concern, for Summerland area and usually down at the very minimum of expeditions - the County should focus it's energies in this direction by all of the above!
22	No Response
23	Where is our grocery store? Hardware store?
24	No Response
25	No Response
26	Remove liquor store - tear down building and put in a lovely park for all.
27	This is a great community get rid of the wires.
28	I hope Summerland school; the Fire Station & Post office remain.
29	No Response
30	Widening of the 101 & erection of sound walls in inevitable, which will block commuter traffic & business exposure, Summerland planning should include this as a factor.
31	No Response
32	No Response
33	Should sell school and move it to the top of Whitney. Should develop entire block from basketball courts/school to reg store and into commercial use with outdoor courtyards, restaurant, coffee shop, stores.
34	No Response
35	Years ago we were assessed for underground power lines on Harding E, the project was abandoned do to complications? Either complete the project or refund our fees w/interest.
36	Leave Summerland School as it is NO NEW SCHOOL.
37	Post Office area looks terrible either re-paint it or change it. The liquor store is an eyesore can't something be done to improve it!?
38	Should establish view ordinances for both mountain & ocean, Trees can be laced, more pedestrian access to ocean under or over passes.
39	Orange buildings should not be allowed, Get a business into the Big Yellow house and not permit it to be yellow.
40	No Response
41	This is not understood and not specific, What is a View shed? Landscaping can include small trees which don't obscure views.
42	No Response
43	No Response
44	No Response
45	No Response
46	Leave Summerland school where it is and Spend the money needed to fix it up.
47	Airliner noise up 99% when ceiling lowered to 15,000 ft.
48	No Response
49	No Response
50	No Response
51	Get rid of liquor store or have it re-designed to not be a "town center eyesore!"
52	Trees & crosswalks.
53	We need to have more seats along Lillie Ave to sit, a supermarket, enhance the gas station to repair its roof and clean its outdoor area.
54	No Chain restaurants in Summerland, No loud or noisy businesses, try farmers markets again? (Carpinteria downtown is a good model mix of retail / restaurants.)
55	No Response

Survey Number	Question: <i>"Other comments:"</i>
56	Thank you!
57	No Response
58	Views, underground utilities, safe pedestrian walkways also safe runoff of storm water from streets.
59	Replace or repair retaining wall at Summerland School playing court a rock wall would look nice).
60	No Response
61	Leave homeowners alone.
62	We hope to see some common sense changes to the overly restrictive rules.
63	Preserve the Views of the Ocean by requiring trees be no higher than roof line.
64	The new sidewalk is a waste of money could have been put to better use where more people walk!! Love the idea of outdoor dining.
65	No Response
66	No Response
67	We live in a charming community lets take note of Carmel, they have it together. Has the County asked all residents if they were interested to be on this board to be well rounded? I didn't know you were putting this group together!
68	No Response
69	Is it possible to get a Summerland sign with population and friendly welcome?
70	No Response
71	Red curbing under 101 freeway and around corners at intersections.
72	No Response
73	No Response
74	Views should be protected when possible, BAR Guidelines should be clear and not subjective, property rights should be protected, protect beaches and walking trails.
75	This is a small bedroom community; it should be kept as is.
76	No Response
77	Save all of Summerland's Victorian era homes especially those on Lillie Ave west of Olive St. Find an equitable way to underground existing utility lines and cables.
78	Get rid of liquor store sign, Re-think post office traffic pattern.
79	No Response
80	No Response
81	Encourage reduced lighting in outlying areas (Lambert Rd.).
82	No Response
83	Paint the big yellow house a warmer yellow tone, No more commercial / retail development please!
84	I would like to see the "Liquor and Big Yellow House" signs removed.
85	More interesting architectural bldg on Lillie Ave. Summerland is known for its antiques, food. How about architecture interest? Dull now!
86	No Response
87	Great Job you are doing to our community Keep it up!
88	Why should someone pay more for annual septic charges (i.e.) fixed charge on property tax, when I have 3 bath(2-full 2 1/2)and some people have 6 full baths pay less only cause I have duplex status, yet I live in the whole house with my family only! Have the Post Office deliver our mail to our houses! Soon there will be no where to park at the new PO.
89	Creating safer traffic and parking on narrow east/west streets is a high priority. One way traffic and a ban on parking boats or overnight campers on streets are good solutions.

Survey Number	Question: <i>"Other comments:"</i>
90	No Response
91	No Response
92	Summerland is zoned this way now, No more density! , Parking should be on site wherever possible; areas where on the road parking for residents and guests occurs should be made wider to get cars off the road as much as possible. Varley and Shelby and the top of Olive St. are the worst. This could be a partial funding for maintenance of landscaping etc. Tall fences and landscaping to close to roads block views, limit sight distances and make the roadways feel like alleys. We need to work towards making roadways wider not narrower. Future needs are not easy to predict - a number of roads have been abandoned in the part, only to be needed later (i.e. sections of Emerson & Hollister).
93	Please resurface Lillie Ave. (upper Lillie.) between Sears St & Pierpont St. Needs it Real Bad!!
94	The existing community plan is basically a good document and needs only minor changes.
95	Upper Lillie Ave. (small one way street above Harding St) never gets new asphalt. The road is rough & hard on cars. Also no lights. These would be good as there are attached studios including the house to that makes more traffic then the road is prepared for other street and parking get paved but not this street, I have been here 11 years and no new asphalt.
96	No Response
97	Summerland also needs better enforcement of abandoned/recreational/other vehicles stored on our already too crowded and narrow streets.
98	Lets not get overly restrictive with architectural style etc.
99	Would love to see the hideous above ground power lines that stretch the length of the town on Varley go underground.
100	More Carmel like.
101	This town could be wonderful and is on the right path. Eyesores like the Liquor & Gas station should be eliminated. Thanks for listening!
102	Time to bury all the power lines, the state says they have a fund to do this.
103	No Response
104	No Response
105	No Response
106	This is an excellent way to plan for a community's future! Thank You.
107	No Response
108	Have guidelines and conform to them.
109	No Response
110	No Response
111	Maintaining no greater density than currently exists as well as view shed are very important to us.
112	Focus on something that can be accomplished! Not a bunch of little stuff then nothing is complete! ** Complete the Sidewalks down Lillie first!
113	Please finish the streets and sidewalk improvement.
114	No Response
115	No Response
116	Acquire the Liquor store property to help improve the area visually and to contribute to a central community serving Summerland core attractive to residence and visitors. Clean up the landscape the southbound Summerland off ramp at Evans from the western edge of lookout park along the railroad tracks to east of the park entrance to inland under the 101 crossing.
117	Great little town - "can only get better".
118	No Response

Survey Number	Question: "Other comments:"
119	No Response
120	No Response
121	Sign Committee; Liquor store is disgusting. Summerland Inn has way too many signs on Ortega hill.
122	I like the liquor store sign!
123	No Response
124	No Response