

CVRA Newsletter

Winter 2013



CVRA's 5th Anniversary



Co-founders Linda Hanson and Margaret Kinstler joined past and present CVRA Neighborhood Representatives for a dinner celebrating the 5th anniversary of the founding of the CVRA. The date of the first public meeting can be learned by floating your mouse over the easel on the [CVRA homepage](#).

Neighbors' Night at Stockton Bridge Grille

By Darcy Horton

The Giants had just won the World Series and everyone was ready for Halloween as a crowd of 50 people filled Stockton Bridge Grille for Neighbors' Night on Tuesday, October 30th. Owner Lee Walters was our host as we dined on grilled bistro fillet, sautéed tilapia, southwest chicken penne and shitake mushroom and spinach lasagna.

These events have become so popular that the CVRA has decided to organize them three times a year, rotating the events between local restaurants. Look for our next Neighbors' Night in February or March of 2013.



Lee Walters and his daughter Katie

Traffic and Parking Commission Update

By Nels Westman

Good progress is being made on the construction of a temporary 230 space parking lot on the site of the former Pacific Cove Mobile Home Park. The Park was recently closed due to risks to residents posed by an underlying



storm drain system, a storm drain which failed in 2011 resulting in extensive flooding, evacuation and damage.

The design goes to the Council in January and the environmental impact process is underway. Final construction approval will be considered by the Council after that. If all goes smoothly, the temporary lot could be open for business in July 2013.

The addition of 230 public parking spaces should go a long way to relieving parking impacts in residential neighborhoods adjacent to the Village. It should also reduce the traffic impacts of cars cruising the Village and neighborhoods looking for parking spaces. As planned the temporary lot will also function as the shuttle bus parking lot, replacing the lot that the City leases out near the Post Office. This will result in much faster turn around time for the shuttle bus and dramatically improved utilization. It will also enable the City to charge shuttle bus users for parking. As a result the additional parking revenues from Pac Cove will pay the debt service on constructing the temporary parking lot.



The temporary lot will be a major improvement for anyone - Village residents, adjacent neighborhood residents, merchants and visitors - who is impacted by the historic shortage of parking in Capitola Village.

Capitola Police Chief, Rudy Escalante By Molly Ording

CVRA talks to Capitola Police Chief, Rudy Escalante, regarding motorcycle noise and speeding in Capitola Village.

A recent conversation with new Capitola's new Chief reiterated the challenges and limitations faced by law enforcement officials in dealing with complaints about motorcyclists' and their bikes' excessive & offensive noise.



Chief Escalante reported that he had just recently checked into a more restrictive decibel level ordinance passed by the City of Denver in response to on-going motorcycle noise problems in that city. However, in researching this, he learned that, in the state of California, local authorities are prohibited from adopting additional local ordinances with stricter decibel standards than the State vehicle code allows. Vehicle Code Sections #27200 and 27207 spell out the decibel levels allowed within the State of California.

However, decibel level standards have been lowered recently in the State of California from 88 to 80 DBA and motorcyclists will

now be required to display an EPA sticker signaling compliance. However he stated, not having the required sticker is not reason enough to cite a motorcyclist for excessive noise. There must be an accompanying infraction to cite the rider. He said though, as older bikes are retired and the lower noise levels become the standard, noise levels should generally be decreased.



In addition, he stated, beginning in the Spring there will be a CPD Officer in the Village 4 days a week to monitor disruptive behavior and, hopefully, discourage motorcycles" excessive noise and speeding when entering or leaving the Village. He is also willing to use the ghost car and the speed trailer, when possible, in varying locations to discourage noise and speeding. Chief Escalante added that he is also reaching out to other jurisdictions with similar problems for other possible solutions to this issue and that his department would continue to conduct traffic enforcement as applicable.

I also asked him about the legality of parking several motorcycles in one parking space. He stated that as long as the back wheel of each bike is against the curb, multiple bikes may be parked in one space. However, if they exceed the two hour time limit, each bike will be cited.



Molly and a "ghost" car on Monterey Ave.

Thanks, Chief Escalante, for the information! Keep up the good work in trying to make Capitola Village a quieter, safer and more pleasant place for residents and visitors alike to enjoy!

Capitola Real Estate

Bryan MacKenzie

The Capitola Real Estate market has certainly been down a bumpy road over the last several years. It appears, at long last, that those roads are solidifying. Personally, I noticed that at the end of 2011, the overall buyer attitudes changed from cautious, to optimistic.

The listed inventory was 39 Capitola homes/condos/townhouses on the market in November 2011, and just 25 in November 2012. That is a 36% drop in active, listed homes.

Ahh, prices. That's what everyone wants to know, isn't it? November 2011 saw the 3 month rolling average of prices come in at \$581,000. For November 2012 that figure

was \$699,000. That is a 20.3% rise in prices, year over year. A pretty amazing gain that should see some continuation for the next several months. When the listing inventory or interest rates increase, that typically eases upward pressure on prices. Both should be happening in the future, yet, at what pace, is uncertain. Also, the price increase is also due to the fact that more high end properties are selling, so it does not mean that every home rose 20+%. Something to consider.

Why sell now? Well, if you're leaving the Real Estate market completely, it may make sense to wait a bit and see where the market goes. It did just start its recovery, so hopefully we will have some "legs" in the increase. If you would be buying a replacement property in the same market, there are a couple very compelling reasons to sell now. 1. Property taxes. The Property Tax rate is based on sales price, so a nice low tax basis is a great reason to make a switch now. 2. Interest rates. With rates so low, buying now costs considerably less than it would with even slightly higher rates.

So, in short, an amazing time to buy Capitola Real Estate. If property tax and interest rates are a concern on a replacement property, than this is also a fantastic time to sell, and buy. If you will be leaving the market, than it may make sense to delay selling (assuming inventory and interest rates stay low).

Central Village Reps

- Margaret Kinstler (mmkinstler@aol.com)
- Linda Hanson (llhsf@sbcglobal.net)
- Linda Wadley (tim.linda.123@gmail.com)

Upper Village Reps

- Gina Velez (ldygdvr@sbcglobal.net)
- Bob Lilley (bobitola@gmail.com)

Riverview Terrace Reps

- Nels Westman (nels@bestwestman.com)
- Lewis Feinman (lewfeinman@sbcglobal.net)
- Janet Russell (jrusell@davidlyng.com)
- Alt: Judith Feinman (judithfeinman@sbcglobal.net)

Depot Hill Reps

- Molly Ording (mollyording@yahoo.com)
- Bryan MacKenzie (bryan@capitolahomesonline.com)

Jewel Box Reps

- Margaret Dixon (margaretd0595@aol.com)

A recent addition to the "Capitola Signs" folder.



Contributions to the Photos on the CVRA website are always appreciated! Email us at CapitolCVRA@gmail.com

Capitola Village Residents Association

Website: www.capitolaCVRA.org
Email: capitolaCVRA@gmail.com
President: Linda Hanson
Vice President: Gina Velez
Secretary: Margaret Dixon/Janet Russell
Treasurer: Linda Hanson
Membership Coordinator: Rich Diddy
Newsletter Editor: Rich Diddy

Local Events 2013

by Janet Russell

Enjoy Capitola Community Center Classes!

4400 Jade St., Capitola

Visit www.capitolarecreation.com

January 7-Feb 22

Tales to Tails, Capitola Library 3-4:30pm

2005 Wharf Road

Trained therapy dogs will be available as attentive, non-judgmental reading partners for children reading aloud during 20-minute sittings with a dog.

January 16

Capitola Library Preschool Storytime

2005 Wharf Road

Children aged 3-6 are invited to read books, sing & craft, 10:30-11:30am

January 18 & 25

Worra Card Game Tournament @Inklings Books

Gaming & Technology, 5-8pm 1855 41st

events.sfgate.com/capitola_ca/events

February 13

Business Showcase, Capitola Mall

Discover local businesses or promote yours. Info:

www.aptoschamber.com

February 21

Shadowbrook Rock Room Two-Fer Tuesdays

All night special on pizzas, appetizers & beverages from 4-9pm. Live music 6:30 on

Every Tuesday