

1985-
1989

Zoning guides for Village draw critics

By KATHY SALAMON
STAFF WRITER

New zoning guidelines proposed for Capitola Village met with opposition from residents last night at a Capitola Planning Commission meeting.

Many residents said they were concerned that the proposed zoning would create too many restrictions on their property.

The Planning Commission took no action on the matter until comments from the public are reviewed. It will come before the commissioners at their next meeting Aug. 7.

The new proposal involves efforts to protect existing residential areas in the Village. A committee formed of representatives from the Planning Commission, Architectural and Site Review Committee and the Village Advisory Committee drafted the proposed guidelines.

Planning Director Susan Tupper said the committee's recommendations involved two parts: one creating a new Village Residential zone and another creating "residential overlays" to protect existing housing in the Central Village zone.

Tupper said the proposed Village Residential zone, located from Cherry Avenue to the back of commercial development on Capitola Avenue, will set minimum residential lot sizes and number of allowed units. No commercial uses will be allowed in this zone.

Under the proposed zoning, one unit will be allowed for

each 2,200 feet of a development, with the exception of the first unit on which the lot size could be slightly smaller.

Height limits would be set at 25 feet. First floor setback would be 10 feet; the second floor would be required to be set back 15 feet. Sideyard setbacks of a total of six feet would be required.

Parking would also come under greater restrictions.

Under the present zoning, two spaces per unit are required regardless of the size of the house. In the proposal, a unit up to 1,500 square feet would need two spaces; from 1,501 to 2,000 square feet would need three spaces; and a unit of more than 2,001 square feet would need four spaces.

Zoning overlays are used in Capitola, in addition to basic zoning designations, to restrict development or other land uses because of physical hazards, such as flooding along Soquel Creek or because of community concerns about development in certain areas.

The residential overlays would be set up for the area of the Six Sisters, Venetian Courts, Lawn Way, Riverview Drive (by Soquel Creek) and Wharf Road.

Various restrictions have been proposed for each of these areas. The committee recommended that no second-story additions or buildings be allowed for Riverview Drive or Lawn Way.

The Central Village zone as a whole would also be more restrictive, requiring commercial use on a second floor to need a conditional use permit. Although existing businesses could continue if they are located on the second floor, any change in the type of business conducted would involve obtaining a conditional use permit.

Dennis Beltram, a former city councilman, said the proposed zoning will have the opposite effect than what the committee was trying to do — protect the charm of the Village. Requirements such as the conditional use permits for second-story businesses could threaten such Capitola mainstays as Mr. Toots.

"This plan is fraught with problems," he said. "I urge you to throw it out and start with a clean slate." Doug Beshore, owner of Margaritaville Bar and Restaurant on The Esplanade, said the new

zoning should include some sort of provision so that businesses can rebuild if they are struck by some sort of disaster.

However, Nels Westman, of the Village Advisory Committee who also sat on the special zoning committee, said some sort of guidelines are needed for city officials and committees to follow.