

41st Avenue Project Plan Is Off The Ground

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A proposed convenience center/gasoline station for 41st Avenue would be an appropriate use, the Capitola Planning Commission determined Thursday night as it set the stage for specific design criteria to be submitted by the applicant.

The proposal calls for a 3,000-square-foot convenience center, along with a nine-pump gasoline station, next to the existing Sizzler Restaurant on the southeast corner of 41st Avenue and Clares Street. Applicant is Vernon Dickman for FMS Investment Corp.

Before the application could proceed, however, the commission was required to rule whether such a combined use would be appropriate since the General Plan was regional commercial. While a gasoline station met such regional-serving characteristics, a convenience

center did not.

The convenience center portion of the application did not present a problem to commissioners, but the gasoline station did. Specific concerns were expressed involving proposed access.

Commissioner Leo Whaley noted that nine gasoline pumps represented "more than your normal Quik Stop operation." Commissioner Jerry White had concerns about the safety of gasoline tanker trucks refueling near the adjacent residential neighborhood, which is directly behind the parcel.

Other commissioners, however, only agreed that the potential access problem could be detrimental. They conditioned their conceptual approval on the use of a solution being found to

the access situation and a more detailed analysis being done on traffic impacts in the area.

As discussed, entrance to the store/gasoline station would be directly off 41st Avenue. Exit, though, was planned onto Clares Street.

A solution as to the latter might involve direct access to 41st Avenue or, according to the suggestion of Commissioners Craig Rowell and Rick Karleen, a shared exit with the Sizzler Restaurant. Dickman was directed to look into the possibilities.

Besides normal planning hearings that would need to be held, a variance hearing would also be required, commissioners agreed.

Standard gasoline stations were required to be on a 20,000-square-foot-lot. The proposed parcel is only 18,000 square feet.