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Green Sheet

Capitola 1970-1979

Purchase of parking site depends on budget review

A \$40,000 lot in Capitola village will be purchased by the city, but the city council Monday decided to wait at least one month before reaching a decision on buying the old Capitola bowling alley-Arcadian Gardens property.

City Manager Max Kludt told the council that a city offer of \$40,000 for the property on the northeast corner of Stockton Avenue and Wharf Road has been accepted by the owners.

The property had originally been offered to the city for \$45,000 cash with the city paying more than \$6,000 in back taxes. The council countered with an offer of \$40,000 with the owner paying the taxes. It was accepted, and City Attorney Richard Manning received authority Monday night to have a preliminary title report prepared.

The council, however, told Leon Feinstein, son of the late Alvin Feinstein, that it could not make a decision on the possible purchase of his father's property in the village until after the preliminary 1978-79 budgets had been reviewed.

The property was offered to the city for \$437,000—the price placed on the property by an inheritance tax appraiser. A city-hired appraiser believes the property is worth \$375,000-\$400,000.

Support of the purchase is not unanimous among the council members.

"I've thought about this a bit," said Councilman Robert Garcia.

"A figure in the realm of \$400,000 is not in the best interests of the city. I would see it better in a commercial use. I'm not interested in purchasing it," Garcia said.

"I'm interested in purchasing it," said Mrs. Carin Mudgett, "but I'm not comfortable with the price we see here. I'm not interested is \$437,000. I am interested in \$300,000."

Councilman Ron Graves said he also was not interested in the property at the offered \$437,000 price. "There is a tremendous need for parking but I don't believe this site is that developable, and I do believe something beautiful can be built."

The decision to delay the matter came after the council received a formal notice from Mrs. Anne Feinstein, cancelling the city's month-to-month \$200 lease on the parking lots around building. The land has been used for public parking since last summer. The agreement will terminate on May 15.

The council also took the first steps in establishing a restricted, preferential parking zone in the residential areas north of Capitola Avenue in the village district.

Requested by residents, the council-approved ordinance would limit on-street parking on weekends and at night to residents and merchants living or working in the area.

The program will not go into effect for another six weeks, at the earliest.

The council also abandoned plans to hire a traffic consultant to study the traffic problems in the Capitola village.

A proposal by 41st Avenue traffic consultant Richard Pearson suggested spending between \$27,700 and \$31,300 to find out why people travel through the village and then to suggest ways of alleviating the increasing traffic congestion in the small village area.

The large amounts to be spent in the study shocked several of the council members and resulted in the entire proposal being rejected.

Instead, the council accepted a proposal from resident Jim Reding to form a citizen's study committee. The committee will meet Saturday, 9 a.m., at city hall for an orientation meeting.

Reding said representatives of the Chamber of Commerce, the Capitola Village Association, police department, West Hill, village, Depot Hill and Fanmar Terrace will be invited to the meeting.

All interested persons are also invited to attend.

Seniors