

Capitola approves apartments

By Larry Mauter

Approval was granted for construction of 78 apartment units intended for senior citizens during Monday night's Capitola planning commission meeting.

The project must also clear Capitola city council and the regional coastal commission before construction can start.

If given final approval, the one-story apartments are to be built on 7.9 acres between 44th and 46th Avenues, north of Capitola Road.

They will be reserved for senior citizens through the "Section 8" rent guarantee program. That program calls for tenants to pay 25 per cent of their income toward rent with the federal government paying any difference toward the total rent.

A variance for a reduced number of off-street parking site and a lot combination for the proposed development was also granted by the commission.

17 conditions were attached to the approval of the three applications. Subjects of the conditions include: building architecture, storm and sanitary sewers, landscaping, fire safety and off-street parking facilities.

Robert Hirsch, partner in the firm Goldrich, Kest and Associates, told the commission his firm will both develop and manage the property to insure the conditions of the approval are met.

Hirsch said his company "Wears two hats, we're both developers and property managers." He stated they are now managing 3000 senior citizen units in the Bay Area and have specialized in this type of development for ten years.

He anticipates 90 per cent of the project's tenants will be elderly widows. To qualify as elderly, Hirsch said, a person must be at least 62-years-old.

Other commission business included denial without prejudice of a variance request from Renee A. Malpas, 1560 Prospect Ave., Capitola.

Mrs. Malpas sought the variance from the fire marshall's side yard setback requirement in order to rebuild a garage and storage area on her property.

City planner Pat McCormick recommended denial of the variance based on the fire marshall's recommendation of at least a four foot sideyard setback.

Designer Ken Rogers pointed to the fact the existing structure on the property has no sideyard setback nor do most of the garages on Prospect Avenue.

Commissioner Al Wilder said he would like to vote for the variance but doesn't want to go against the recommendation of staff and the city fire marshall.

Commission chairperson Howard Dysle abstained from the vote, citing a possible conflict of interest in the matter.