

# Village area zoning okayed

Capitola 1970-1979  
Zoning for the central portion of Capitola and a once-controversial apartment complex off Rosedale Avenue won easy approval Tuesday from city councilmen.

City manager Max Kludt's request for a second \$5,000 copying machine did not fare as well, with the council ordering Kludt to continue sharing the city's one machine between the police department and city offices.

The zoning recommendations from the city planning commission were changed in two areas, with the council deciding it wanted lower residential densities than those recommended by the commission.

The West Hill area south of Capitola Road and east of 49th Avenue was dropped from a low-medium density multiple residential (RM-LM) zone to a single-family residential area (R-1).

The council objected strongly to the medium multiple residential zoning for the three four-plex apartments at the corner of Center Street and Riverview Avenue. Maximum residential density there will be dropped from the planning - commission - recommended one unit per 2,900 square feet, to the permitted one-in-4,400-square-feet allowed in the RM-LM zone.

The principal protester to the commission's recommendation for single-family residential along Bay Avenue between Center and Oak Drive was Mrs. Rose Mehrman. She argued that people now purchasing homes there should have the option of converting into real estate offices. Mayor Tom Mason and Kludt told her that real estate offices and similar small volume uses are permitted in an R-1 zone if the applicant obtains a use permit. Mrs. Mehrman indicated she

had no objections to the zoning in that case.

Councilman Ron Graves argued strongest for a change in the density on Center Street, but found quick support from the other councilmen present—Mason and John Dixon. "I do feel that RM-LM is a high use for the property. If you've ever driven that street, you know that the parking is worse than on Rosedale. If the present use ceases, it should be residential, but not the high use of today."

Mason wanted to know why the planning commission, in the 49th Avenue area, chose the highest of the general plan-permitted zones for the area, rather than the equally-permissible R-1.

City planner Pat McCormick said two of the planning commissioners live in the area and he felt that they had been influenced by other property owners to keep the multiple residential and the possibility that two lots could be combined to make a parcel large enough for multiple residential.

Mason said he didn't want the RM-LM zoning. "I hate to see it change the character of the neighborhood."

The zoning recommendations passed unanimously. Center Street was deleted from the area, however, and sent back to the planning commission for a legally-required review of the zoning. Once the commission reviews the city council change, the zoning can be finalized by the council.

A controversial five-unit apartment complex at the north end of Rosedale Avenue was approved unanimously by the council.

The approval took the form of denying an appeal of a planning commission variance that permitted the development with less than the normal 50-foot street frontage.

The council had delayed action on the protest two weeks ago, and waited for the planning commission to approve final design plans for the complex.

In other action, the council:

—Established public hearings on the Brommer Street and Capitola Road annexations for Dec. 13.

—Ratified Mayor Tom Mason's appointment of Col. Alvin Wilder, presently a city planning commissioner, to the board of directors of the Santa Cruz County Metropolitan Transit District.

—Accepted an audit report on the city's operations for the fiscal year 1975-76.



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