

## Parking lot proposal gets green light from planners

On the narrowest of margins, a 3-2 vote, the Capitola Planning Commission last Thursday night approved plans to convert the upper level of the Pacific Cove Mobile Home Park into a 200 space village parking lot.

The plan probably won't become effective for several years, or until all of the 35 upper terrace residents agree to sell their coaches to the city (16 already have done so) or are relocated into vacant spaces in the lower section of the park.

Planning Commissioners Bill Fisher and Marilyn Crenshaw voted against the motion to approve the plans, with Fisher vehemently arguing that the plan should not be approved until the city takes another look at the village traffic circulation and considers his plan to close the Capitola Avenue entrance to the proposed parking lot and route all traffic in and out of the parking lot via an entrance on Monterey Avenue at Park Avenue.

"Based on the information I've heard," Fisher said, "I'm forced to deny this thing now. I

can't approve a plan without ingress and egress laid out.

"It seems premature to design it without the traffic information we will have two years from now," Fisher added, referring to a Village traffic study that will be conducted by the county transportation commission staff. "There could be problems with it."

City Manager Steve Burrell, representing the city at the hearing, told Fisher and the other commissioners "it could be built this way. But if we find additional information that says it doesn't work this way, we can modify it."

Commissioners Norma Kriege, Jack Goold and commission chairman Rick Karleen lined up behind the city request.

"The plans are complete," Goold said. "I'm not sure what the Planning Commission needs to do about the traffic. It seems we have a complete set of plans. Therefore, I'm in favor of approving all of the plans."

Fisher and Crenshaw did support motions by Goold to

approve changes in the Coastal Land Use Plan and a zoning change that will allow the parking lot instead of the mobile homes on the upper terrace.

Those issues passed on unanimous votes.

Fisher tried twice with motions about the parking lot design, once to deny approval and then to approve the plans with a condition that traffic flows in the parking lot be redesigned.

Both motions failed on 2-3 votes with Kriege, Goold and Karleen voting against it.

The coastal land use plan and zoning amendment will be presented to the City Council for approval at the council's Sept. 13 meeting.

The city's option to purchase the mobile home park for \$1.5 million expires on Sept. 15. The council is expected to approve the purchase at the Sept. 13 meeting and tentatively adopt the zoning and coastal land use changes. Both will have to be considered a second time by the council before they become final.