

Subdivision proposed for Rispin

By BOB SMITH

Rebuffed by the Capitola City Council after proposing to build up to 100 units of senior citizen housing on the old Rispin Mansion property, developer Howard Dysle is proposing to subdivide the 6½ acre parcel into 16 lots.

Dysle has sent a new proposal to the City Council, proposing to subdivide the property, but leave the heavily-vandalized, 9,000-square-foot mansion intact for possible purchase and restoration by the city or the Friends of the Rispin Estate.

The letter is viewed by Dysle as something of a trial balloon, and is scheduled to be discussed Thursday night by city councilmen at their meeting which begins at 7 p.m. in the

City Council chambers.

The outline calls for dividing the property into a density of less than 2½ units per acre, dedication of the Soquel Creek and riparian corridor up to the 30-foot-contour line to the city, and installation of curb, gutter and sidewalk along Wharf Road.

He is offering to hold the Rispin Mansion vacant for 6-9 months "to allow the Friends of Rispin, the city of Capitola or other qualified people to purchase the mansion for the purpose of restoration for the benefit of the city.

"After the 6-9 month period," Dysle adds, "I would intend to restore the exterior of the mansion to its original beauty, however, I would remodel the interior for use as a single family residence."

Dysle said he now envisions restoring the upper two floors of the 60-year-old mansion to an habitable condition, and sealing off the lower two floors.

Interior room divisions would be left as they now, but carpets would be installed in place of the old hardwood floors, etc.

But he added: "Prior to construction, I would, however, catalog every room as to type of finish. This, along with a set of plans would go to the city museum in the event someone in the future might wish to fully restore it."

The garden area in front of the mansion would be kept intact as a community area for use by all of the property owners."

The environmentally

sensitive eucalyptus grove on the southern end of the property would be split into five lots under Dysle's proposal, but he envisions building homes along Wharf Road, leaving the grove intact.

Dysle hopefully adds: "I hope this concept is more acceptable than the last."

The developer is also asking to be relieved of any further Environmental Impact Report. He said last week that Capitola City Attorney Richard Manning is asking for additional work on the environmental impacts of the plan. Dysle is citing Section 15068 of the California Environmental Quality Act, arguing that the city can apply an EIR prepared for an old project to a new proposal "if the cir-

cumstances of the project are essentially the same."

Dysle believes the similarities are sufficient. "The previous project was for senior housing, this project is single family housing. The previous project was for approximately 120 people, this project would represent approximately 50-60 people. The previous project required 70 parking spaces, this project would handle approximately half that number of cars.

"Since both projects are residential in nature and that the impact of the new project is approximately one half of the former project, there is sufficient information in the existing EIR report to properly guide the city in its planning process.