

Cap Mall

Expansion for Gottschalks store in Capitola OK'd

By KEITH MURAOKA
Sentinel staff writer

CAPITOLA — A 93,214-square-foot Gottschalks, proposed as Capitola Mall's fourth anchor department store, gained preliminary approval by the city Thursday.

The approval came in the form of unanimous agreement by the City Council — sitting as directors of the Capitola Redevelopment Agency Board — that the proposed store is consistent with an already approved redevelopment plan for the 41st Avenue area.

Gottschalks Chairman Joe Levy said he anticipates "no problems" with their proposal. He hopes to break ground on the store in September, with completion in March or April 1990.

Planning Director Susan Tupper said a "formal application" for the store has not been submitted. But, architectural drawings were presented at Thursday's meeting, and a joint meeting with the City Council and Planning Commission was set

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for April 6. The application will have to follow normal planning procedures through both city bodies.

Councilwoman Stephanie Harlan expressed one early concern regarding the architectural drawings. She maintained the dark glass panels proposed above the main and side entrances to the store might "stand out and look awkward."

Tupper said later that a supplemental environmental impact report, which would disclose possible detrimental environmental impacts the project might cause, probably won't be necessary. However, an updated traffic study may be required, she said

Because of the size of the

proposed store, a two-story parking garage adjacent to the store will be needed.

Tupper said the garage — proposed between the store, Clares Street Loop Road and Capitola Road — would have to hold at least 337 spaces to meet city parking regulations. One of the traffic impacts that must be resolved is vehicle access to and from the parking garage and nearby Capitola Road.

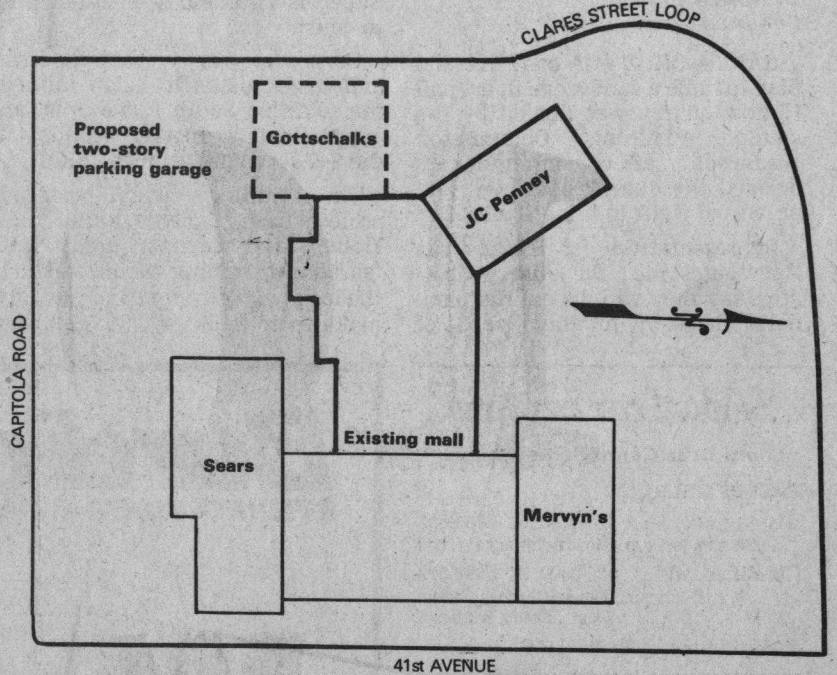
Although 456 spaces normally would need to be provided for the square footage proposed, only 337 new spaces are required since existing parking at the mall is more than is required by city ordinance.

At 93,214 square feet, the proposed Gottschalks is much larger than the 54,000-square-foot Leask's store once planned for the mall. The Fresno-based department store chain bought out Leask's in September. Included in the sale was Leask's rights to build a new store at the mall.

Gottschalks would fulfill long-sought plans by the council to have a fourth and final anchor department store at the mall. By comparison, Gottschalks would be slightly larger than the 92,000-square-foot J.C. Penney that opened in November as part of the mall's \$35-million expansion.

The size allows for what Levy called a "complete" department store — "comparable to a store you would find in any major mall in any major city.

"We anticipate helping customers remain in Santa Cruz County for their shopping needs rather than having to drive over the hill or to Monterey," he said.



The map shows the expansion proposed by Gottschalks.