

# CAPITOLA MALL Changes

## to Mall granted

### Capitola council OKs two-lane entrance

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CAPITOLA — The City Council met the developer of the Capitola Mall halfway Thursday night, granting a change in the design of the 38th Avenue entrance to the shopping area.

At a previous study session on that change, and on another request that would allow smaller trees to be planted at the Mall, the council had appeared unwilling to grant the changes to Mall developer Cypress Properties.

But by a 3-1 vote, with Councilman Michael Routh absent, the council granted concessions that the developer said were needed to help defray \$2 million in unanticipated costs and expenses.

The Mall is undergoing a \$35-million expansion and remodel that will nearly double the size of the 41st Avenue shopping center.

The council also concurred with two more requests by Cypress. In one, they agreed that the Mall parking lot can be striped with one line rather than two, as the original plan called for.

In the other change, the council agreed to request that the Zone 5 Drainage District pay its fair share to Cypress for the developers' construction of a storm drain facility that will serve the area surrounding the Mall as well as the shopping center itself.

But in a major concession, the council agreed to reduce the size of the 38th Avenue entrance to the Mall. The city had originally approved a 40-foot, or four-lane width.

What Cypress wanted, and got, was a two-lane width. The developer also said it would widen the mouth of the entrance where 38th intersects with Capitola Road.

Councilman Ron Graves spoke for the board majority in expressing his belief that the intersection at 38th will not be a major problem in the foreseeable future and that the Cypress request would provide a sufficient entrance and exit to the one end of the Mall.

Cypress's John Gatto also asked the council for one additional change — allowing 15-gallon trees instead of the approved 24-inch boxes. Approximately 1,000 new trees will be planted on the property.

Gatto said that the 15-gallon trees would eventually grow as big or bigger than the trees in 24-inch boxes, it would just take a little longer.

*Please see CHANGES — A5*

# Changes/ Mall entry reduced

*Continued from Page A1*

But the council was unwilling to grant this request, with Mayor Bob Bucher and Councilman Jerry Clarke saying they would compromise on the 38th Avenue entrance if the trees stayed the same size.

The council had granted a similar tree-size reduction to developers of the Capitola Auto Row two years ago, but several members have since

said they made a mistake in doing so.

Cypress President Jay deBenedetti declined comment Tuesday night on the council actions. DeBenedetti and Gatto had previously said that the four changes they were asking for comprised only \$800,000 of the total \$2 million in unexpected costs Cypress has suffered in the Mall expansion. The other \$1.2 million, deBenedetti had said previously,

stemmed primarily from a miscalculation on moving 14,500 truckloads of dirt, to city-imposed changes in the loop road that will run behind the Mall.

The construction of the Mall in 1976 was a major boon to Capitola's finances, with the city's sales-tax revenue skyrocketing soon afterward. The expanded Mall is expected to increase the city's sales-tax revenue by at least 10 percent.