

# Planners authorize waiver of parking requirement

Capitola - 1970-1979

Another variance from the city's off-street parking requirements was granted Monday night by the Capitola planning commission.

Peter B. Hubback received permission from the planning commission to build a two-story commercial-residential building at the site of the present Capitola Chamber of Commerce, 214 Capitola Ave., without providing off-street parking.

City planner Pat McCormick said the city ordinance specifies four off-street parking spaces

for size of building proposed by Hubback. But McCormick recommended that the variance be granted if Hubback signs an agreement not to protest the formation of an off-street parking district in the village.

"I'm taking down an old, tired building that has served its purpose," Hubback said of his plans.

"If parking was required," he added, "I can visualize walking around town and seeing just the backs of cars (under the elevated buildings)."

Would he oppose the parking

district, asked commission chairman Howard Dysle. "I believe it is the only equitable solution to the problem," Hubback responded.

The commission delayed action on a subdivision map approval for the remainder of the vacant land off Balboa Ave., north of Coronado Street.

The commission delayed action until McCormick could find out from the city attorney if construction of sidewalks, curbs and gutters around the property could be delayed. The city's subdivision ordinance calls for construction of street improvements whenever a subdivision map is approved. Dysle, a contractor, pointed out to the other commissioners, that it wasn't logical for the curbs and sidewalks to be built when no one knew where driveways would be needed.

Instead, he suggested that the applicants, Copple and Stiggins, post a construction bond calling for construction of the improvements when the final plan for the property is known.

The property is adjacent to three duplexes approved last fall by the commission following a stormy session before the city council. Residents objected strongly to the commission's initial approval of fourplexes on the land, and persuaded the council to downgrade the project to duplexes. Subsequently, new plans were filed and three duplexes approved.

A spokesman for Copple and Stiggins told the commission that his firm plans to build three additional duplexes on the property now under consideration by the planning commissioners.

A large parcel adjacent to Coronado Street would be developed at a later date.

McCormick proposed in his staff report, and there was no opposition from the developer, that a 65-foot-deep strip of land adjoining Park Ave. be dedicated to the city. The contractor will have to build a path through the property in lieu of a sidewalk along Park Avenue.

The commission will consider the application again at its Jan. 17 meeting.