

8/20/82 Section

Retail Store Conversion Fails Again

A proposed conversion of a retail store to a restaurant in downtown Capitola failed to gain Planning Commission approval Thursday night after a 2-2 vote.

However, the proposed use change at 200 Monterey Ave. (next to Capitola Theater) is expected to be heard again — either through an appeal process to the City Council or before a full commission. Commissioner Leo Whaley missed the meeting.

Applicant Sharon Allerton is scheduled to meet with Planning Director Dick Steele on possible alternatives before the commission's next meeting on Sept. 2.

Park was the primary concern of dissenting commissioners Craig Rowell and Jerry White.

Under the city's formula, the 1,800-square-foot restaurant would receive a credit for seven parking spaces. This would allow 17½ seats in the restaurant. For each additional 2½ seats the applicant would be required to pay a \$5,000 in-lieu parking fee.

Allerton, however, is not proposing to pay any in-lieu fee, maintaining the restaurant would have only 17 seats. Rowell and White felt an 1,800-square-foot building would most assuredly end up with more than 17 seats.