

ANNEXATION

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Annexation

30th Avenue Hearing Set

A public hearing to prezone a three-acre parcel at the corner of 30th Avenue and Capitola Road before it is annexed to Capitola will be held on Dec. 13 at 7:30 p.m. at the Capitola City Hall.

This piece of property, owned by John Nicoli, has an interesting history. It originally was removed from the Capitola Road annexation proposal because the owner was already in the process of getting permits from the county for a 52-unit apartment and recreation building.

The previous owner, Keith Shaffer, made the successful request to the city council to have his property removed from the annexation because he was in the process of selling the site to Nicoli, the current owner. Nicoli was planning to buy the site for apartments.

Apartments, however, wouldn't have been allowed under Capitola's general plan which designates the site for low density residential development.

So, Nicoli got out of the Capitola annexation and got all the necessary permits for an apartment complex from the county since the county zoning allowed multiple unit.

After the Local Agency Formation Commission (LAFC) made sure Nicoli had all his permits, it denied Nicoli's request to be pulled from the annexation.

Now, Nicoli's parcel will have to go into the City of Capitola as a non-conforming use under the general plan. The Planning Commission already has suggested an R-1 (single-family) zoning for the site which will have apartments.

Public hearings also will be held on Dec. 13 for the rest of the Capitola Road annexation, the area between Bulb and 38th Avenues to 30th Avenue, and on the Brommer Street annexation, the area from 41st Avenue down to Brommer Street to a little past 38th Avenue and including Shaffer's Tropical Gardens.

These areas already have been prezoned and the hearings will be on the annexations themselves.