

Capitola 1970-1979

# Where to put the cars remains big problem for builders

Capitola planning commissioners are intent on taking another look at the city's off-street parking regulations—this time for multiple-family dwellings.

The commission has been moving slowly in the last few weeks, questioning the adequacy of the city's ordinance that specifies 1½ off-street parking spaces for each multiple-family dwelling. The land use ordinance calls for two off-street spaces for a single-family dwelling in the city.

Monday night, at the urging of planning commission chairman Howard Dysle, and with the support of commissioner Alvin Wilder, the commission rejected plans by apartment house builder Edward Newman to build eight two and three bedroom apartments on Wharf Road, south of Clares Street. Newman had complied with the existing city ordinance and provided 12 covered parking spaces—1½ spaces per unit.

But the commission said, in this case that that wasn't enough. Armed with the statement from city planner Pat McCormick that curbside parking would probably be banned from Wharf Road in the near future, commissioners decided they wanted a minimum of two off-street parking spaces per dwelling unit.

Dysle, a building contractor,

has been arguing with, apparently, growing support that Capitola should follow the lead of other central California cities, and increase its off-street parking. Dysle has been suggesting a minimum of one parking space per bedroom in a multiple-family dwelling.

To support his contention, he points to the on-street parking congestion around the Park Avenue condominiums that were built to city specifications—1½ parking spaces per unit.

"They've got 1½ spaces where I live," Dysle said, and they are one and two-bedroom units. "When they are busy, you park in the street."

McCormick confirmed that the current standards assume on-street parking. "At 1½ spaces, the multiple family ordinance assumes there will be street parking," McCormick said.

"I'd like to see two spaces per unit," Dysle told the other commissioners.

"Can we legally require that," Commissioner Jack Nicol asked McCormick.

"You can make it a special finding of no on-street parking being available," McCormick responded. "It would be prudent to require more if there is no street parking available."

Newman argued that he didn't

think the additional parking was needed, but agreed to go along with the planning commissioners.

Newman said he'll return in two weeks with revised plans showing 16 parking spaces for the eight units.

McCormick argued for protection of the scenic corridor that the city is trying to establish along Wharf Road. "I would hope the distance between the building and the street is heavily landscaped to maintain Wharf Road as a scenic drive.

"I also like the single driveway maintained for traffic safety."

Wilder balked at approving a lot split for Newman that would permit the developer to maximize the number of apartments on each of three lots he owned along Wharf Road, south of Clares.

"I don't think we should increase the density," Wilder said, "until we know what it does to the traffic. I'm not dead certain I'm right but I'm not prepared to change tonight."

Earlier, Wilder had said he was concerned about the Wharf Road traffic. "Many people have brought it up to the commission. When we have the staff time, we'll get at the business of determining what the street capacity is, the speed limits, blind corners, etc."

The lot split application was approved by the commission, with Wilder casting the only negative vote.

A handful of Balboa Avenue residents turned out to watch a replay of an earlier development proposal in their neighborhood win easy approval.

Last summer, angry residents flooded the old city council chambers when a Santa Cruz builder won planning commission approval for 12 apartment units on a short strip of land between Balboa and Park Avenue, south of Kennedy Drive. City councilmen sided with the residents and decided that the density should be cut in half, allowing just six apartment units on the three lots under development.

A new developer, Jack H. Copple, submitted plans for three duplexes. The plans won quick praise and approval from the commission.

"I think this plan is an immeasurable improvement over the last one," Commissioner Jack Nicol said. "It's still not as low (density) as I would like but if this is the prototype, I'm very much in favor of it because it is the best that we can reasonably expect to get."

The project was approved unanimously. Copple and his

partner, Otis Higgins, agreed to 10 conditions recommended by the city architectural and site review committee and by McCormick. The major condition, recommended by McCormick, requires the developers to dedicate their portion of the eucalyptus grove fronting Park Avenue to the city. This will give the city the beginning of a 65-foot-deep strip along Park Avenue between Coronado and Kennedy Drives. The developer will also be required to build a hard-surfaced walkway through the area.

In other action, the commission:

—Approved a garage and up-

stairs bedroom addition to the home at 1560 Prospect Ave.

—Granted a rear yard variance to Sharon Ginocchio for her apartments at 616 Oak Drive. The commission decided she could build a balcony with a fire escape ladder. Mrs. Ginocchio had applied for a stairway and landing leading to the rear of the second story apartment.

—Denied, without prejudice, an architectural and site review application by Edward Mecchella for three dwellings at 334 Riverview Ave. Mecchella and his partner, Edward Newman, submitted new plans at the Monday hearing showing two units on

the property. They will now be reviewed by the planning department and the architectural and site review committee before being submitted anew to the commission.

—Approved building plans for four single family dwellings on a

large lot at the north end of Rose-dale Avenue. The city council, delayed action on a variance appeal last week until the planning commission approved plans for the project. The council will act on the variance appeal next Monday night.

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