

Capitola City Council to review plans for city's 'last' big shopping center

By KEITH MURAOKA
Sentinel staff writer

CAPITOLA — The last large shopping center projected for the 41st Avenue area will come before the City Council in 1½ weeks for final approval.

The 140,000-square-foot Brown Bulb Ranch Retail Center has received Planning Commission approval, but is being automatically appealed to the council, said Planning Director Susan Tupper. The appeal will be heard Nov. 21.

The center is proposed for an 11.3-acre parcel where the Brown Bulb Ranch, a wholesale flower-bulb company, has been for more than

75 years. It is near the Capitola Mall, across from Clares Street and 40th Avenue.

The 140,000-square-foot shopping center is to have two or three major tenants, including Kiddie World toy store, which would move from its current Bay Avenue location. By comparison, Gottschalks department store, which will be coming into the Capitola Mall as its fourth anchor tenant next year, will be 98,120 square feet.

Coming before the City Council will be the final architectural design of the stores, and certification of the final environmental impact report. Certification means that no negative

environmental impacts will result from the shopping center.

That report projects the center will bring an estimated 5,210 additional daily vehicle trips to the 41st Avenue area. However, traffic improvements suggested by the city could soften the impact of the additional traffic.

Improvements include the addition of a lane on Clares Street between 41st and 40th avenues. A traffic signal has also been suggested at Clares Street and 40th Avenue.

The council meets on Tuesday, Nov. 21, instead of Thursday, Nov. 23, due to Thanksgiving.