

# Shadowbrook brings plan for expansion to planners

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Capitola Planning Commissioners told the operators of the Shadowbrook restaurant last night they'll have to muffle restaurant noise if they want to expand office space.

**'We're concerned that any expansion of Shadowbrook will create a non-residential atmosphere.'**

— Restaurant neighbor

Commissioners also indicated they'd prefer a smaller expansion than the 2,500 square-foot building proposed. The restaurant now occupies 10,000 square feet.

Restaurant operator Ted Burke made it clear the new building would consist of offices only. No expansion of the restaurant itself is planned, he said.

Several neighbors objected, however, stating that commercial uses should not be allowed in residential neighborhoods.

"We're concerned that any expansion of Shadowbrook will create a non-residential atmosphere," an Oak Drive resident said.

Noise from the restaurant is constant, Riverview Drive resident Richard Novak said. His family has lived in the area for 40 years, and has watched Shadowbrook grow from a small house with a summer restaurant trade to a large, busy, year-round restaurant.

"Earplugs are mandatory in my house for sleeping," Novak said.

He also questioned whether the office expansion might not pave the way for a restaurant expansion. And he pointed out that grease from the restaurant recently clogged up a sewer line that polluted Soquel Creek.

"The sewer that overran last time overran from a neighbor's toilet out the front door and into the river," he said.

Planning Director Susan Tupper recommended that Shadowbrook be required to pump its sewage up the hill to Wharf Road. City Council members have said they want Shadowbrook to eliminate its sewer line under Soquel Creek, she said.

Burke suggested, however, that sewage decisions be left to the county sanitation district.

"I'll tell you right now," he said, "there is no problem with the sewer line in the creek."

Shadowbrook replaced the old sewer line two days after it was damaged in the storms of '82, he said. Earthquake-proof fittings were used and the new steel line was encased in cement.

If Shadowbrook has a problem, it's grease, Burke said, not the sewer line. He is working with the sanitation district to solve the problem, and will install a new grease trap if it's needed.

Of the pump station proposed by the City Council after Shadowbrook replaced the creek line, Burke said, "We rejected it then and we'll reject it now."

Pumping sewage up the hill has the potential to cause more problems, such as sewage spills in power outages, than a line under the creek, he said.

Planning Commissioners agreed. Commissioner Rick Karleen said, "Gravity is by far-and-away a much better way to go than it is to pump something up the hill."

He objected to Burke's proposal to construct a sidewalk in front of the restaurant's cable car, however. "I'd like to see Wharf Road left 'quaint,' for lack of a better word," he said.

Said Commissioner Howard Dysle, "It's like putting them in Golden Gate Park or something; it would destroy the beauty of the area."

Commissioners said they liked the idea of a pond that would cascade water over the hill, as long as it's built on Shadowbrook property rather than in the public right-of-way, to reduce city liability.