

Capitola - 1970-1979

4—Cabrillo Times & Green Sheet, Thursday, November 25, 1976

# City will survey property owners about parking district

An ad hoc parking committee received approval Monday night from the Capitola city council to send out an opinion survey to Capitola village property owners—testing their reaction to the formation of an off-street parking district.

At the same meeting, the council agreed to hear Arcadian Gardens owner Alvin Feinstein explain his plans to redevelop the old bowling alley into a "high rise" with the city or parking district paying the cost for a parking facility.

Feinstein was invited to appear before the city council at any of its regular meetings.

Still looking at the village, the council decided to reconsider its decision to go into the street lighting business and spend more than \$25,000 for a "period" lighting system on the Esplanade and San Jose Avenue.

Parking committee chairman Wayne Hansen submitted a draft letter to the city council. The letter explains the parking situation in the village, the possibility of acquiring off-street parking, and asks property owners if they

would be interested in having the city and the committee pursue the idea and provide financial data.

Mayor Tom Mason told the council that the letter was written in response to his request that community support be determined before the council authorized money for legal and engineering work on a district.

Councilman Michael Routh questioned the vagueness of the letter and suggested the committee wait until it had more cost information.

"I wanted some assurance that if we spend the money for appraisals and engineering, there is the interest," Mason said.

"It would seem more timely to do it when you have the cost. Someone might be opposed now but change their mind when they see how little it costs," Routh said, explaining his position.

"I'm afraid we might kill the whole idea by being premature," he added.

"The parking committee can do nothing without the council or the people behind them," councilman Ron Graves said. "If the re-

sponse is negative, they would fold their tents and go home.

"The parking commission lacks the expertise—they don't have the knowledge to put together a parking district," Graves added, referring to the legal work needed to determine the costs involved in a district.

"They need the expertise from someone else."

Part of the answers will come from the city council, City Manager Max Kludt told the council. Asked by Mason who determines how the costs are spread over the district, Kludt said the council did.

Hansen said the committee doesn't know how it would determine the costs of acquiring property in the district.

"I don't know how we would come with a price—we can't nail down a piece of property." And if one area of the proposed district was strongly opposed, Hansen said the committee might redraw the boundaries—eliminating the resistance.

Formation may not be a quick process either, Hansen warned the council. "It took Los Gatos four years to make the grade, and they were talking about buying a right-of-way from the Southern Pacific," he said, not dealing with the private land speculator.

Hansen said after the meeting that the committee will address the envelopes and have them ready for mailing in about two weeks.

The city will pay the costs of printing the letters and a reply post-card and then mail them.

Estimated cost is about \$60.

Kludt then told the council that Feinstein wants the city to commit itself to participate in a new building on the bowling alley site.

Kludt was vague during the council session on Feinstein's proposal—but it didn't seem to make any difference to the council—they already knew quite a bit about the plan.

"He's looking for a concession on the height limitation," Graves said.

"The way I got it," Mason said, "he was talking about giving up the first floor to the city (for parking), the second floor to shops, and the third and fourth levels to a motel."

"It's another proposal putting the cart before the horse," said Routh. "It should go through the planning commission."

"He's interested in getting money from the city to pay for the first floor," Graves added.

"An alternative to the proposal would be no parking at all on his property," Kludt said.

Up to the point that Mason told the city manager to inform Feinstein to come to a regular meeting of the council and make his pitch, nobody said what the property owner wanted. He had, however, asked for a special meeting of the council to explain his proposal.

Feinstein wasn't at the council meeting and could not be reached after the session.

Later, Kludt said he had been approached on the proposition of having the city or a parking district pay the costs of a semi-

submerged parking structure on the property, with the remainder of the multi-story building available to Feinstein.

In other action, the council:

—Decided it wanted to review the building plans for the San Francisco Federal Savings and Loan building at Clares Street and 41st Avenue. Routh brought the item to the council after reading newspaper accounts about the split in the architectural and site review committee and the reluctant approval by the planning commission of the plans. "We have central design standards along 41st Avenue—this building doesn't carry those standards through. It was only because of a lackadaisical attitude that it got passed. I'm making an official request that we review it." The other three councilmen agreed—setting a hearing for Dec. 13.

—In the absence of Councilmen John Dixon, deferred until the Dec. 13 meeting discussion on the adoption of school impact fees.

—Deferred a request from the Community Gardens of Santa Cruz for water service at a proposed garden on the Jade Street park. The city has a water meter there and the school wants to tie into it to avoid a \$516 charge from Soquel Creek County Water District for a new meter.

—Approved a request from Sutter Hill to give back to the developer and San Francisco Federal Savings, 10 feet of a 60-foot right-of-way that Sutter Hill had mistakenly given to the city. The city had approved a 50-foot right of way for the extension of Clares Street into the shopping

center. A surveyor's error on a parcel showed a 60-foot dedication and Sutter Hill wanted it back.



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## Scouting news

Awards went to 31 Rio Del Mar Cub Scouts earlier this month. The awards were made to members of Pack 609, sponsored by the Rio Del Mar Improvement Association during a meeting at Rio Del Mar School.

Receiving their Bobcat badges in Den 1 were: David Cronwall, Glen Davis, Eric Doughty, Jeb Johnson, Chris Peuler, and Polverine.

From Den 6, Steve Bellandi received his Wolf badge with a gold and two silver arrows; Jeff Bellandi received his Bear badge with a gold and two silver arrows and a one-year pin; Jan Crosby, a Bear badge with gold and silver arrows; Joel Wilhelm a Bear badge and one year pin. Bobcat badges went to Billy Carney,

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