

Rules on 41st Avenue tightened

The Capitola City Council moved Thursday night to tighten the architectural design guidelines for building in the regional shopping center along 41st Avenue.

In a series of grammatical changes substituting the word "shall" for "should," the council changed the thrust of the guidelines from a general statement of what the city wants to see incorporated in new buildings in the 41st Avenue to a rigid set of design rules for the area.

The changes came during a 3½-hour study session with City Manager Steve Burrell and Planning Director Steve Russell on Planning Commission-recommended changes in the city's Commercial Commercial (CC) land use regulations and in the design guidelines for the area.

In governmentalese, the change in the guidelines from "should" to "shall" means the criteria change from a simple recommendation to builders and architects to a requirement.

The council also eliminated mortuaries from the list of conditional uses in the CC zone, and made it clear that automotive repair shops will only be allowed as a use secondary to another business, as in the case of Sears operating a repair shop in connection with its department store.

New car dealerships will be allowed in the district, but councilmen said they believed there was only one area along 41st Avenue — the vacant land

behind Straw Hat Pizza Parlor — suitable for them.

Other changes include requiring 24-inch boxed trees in parking lots instead of the Planning Commission-recommended smaller 15 gallon size, one tree for every two parking spaces (instead of six spaces), and a 15-foot landscaped setback from 41st Avenue instead of the present 5-foot requirement.

A public hearing will be held by the City Council March 9 on the changes.