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Planners review proposed Capitola Mall expansion

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The plans for the proposed expansion of the Capitola Mall will come before the city Planning Commission at its meeting Thursday at 7 p.m.

The proposed expansion would increase the retail space in the 41st Avenue-Capitola Road shopping center by 385,000 square feet.— just about doubling its size.

Included in the expansion would be at least one major department store, a J.C. Penney. Another space for a large department store is proposed, but no store has yet made a commitment.

Several issues are expected to arise at Thursday's meeting. One is the location of the Clares Street loop road.

According to current plans, the road will run very near the backs of properties on Sommerfield Avenue. Residents there have protested, and members of the Planning Commission and of the City Council have suggested moving the road further away from the residences.

This, however, might cut into the property the developer, Cypress Properties, has proposed for mall development.

The location and size of a bus transfer center is also an issue.

The developer said he wants a transfer area away from the

mall on 41st Avenue. But transit officials prefer a location near the mall and envisage a transit center on the property.

Another item on the Planning Commission agenda will be the proposed rezoning of the central Village area of Capitola.

The proposal is an effort to protect existing residential areas in the Village. It would do so by creating a new Village residential zone from Cherry Avenue to the back of the commercial development on Capitola Avenue.

Minimum residential lot sizes and the number of allowed units would be set, and no commercial uses would be allowed in this zone.

Under the proposed zoning, one unit would be allowed for each 2,200 square feet of a development, with the exception of the first unit, for which the lot could be slightly smaller. The height limit would be set at 25 feet.

Parking would also come under greater restrictions. Under the present zoning, two spaces per unit are required regardless of the size of the house. In the proposal, a unit of up to 1,500 square feet would need two spaces; from 1,501 to 2,000 square feet, three spaces; and more than 2,001 square feet, four spaces.

Another provision of the pro-

posal would create a "residential overlay." In Capitola, "overlays" are used in addition to basic zoning designations to restrict development or other land uses because of physical hazards or community concerns about development.

The residential overlay has been suggested for the "Six Sisters" facing the beach, the Venetian Courts, Lawn Way, Riverview Drive (by Soquel Creek) and Wharf Road.

Various restrictions have been proposed for each of these areas, including that no second-story additions or two-story buildings be allowed for Riverview Drive or Lawn Way.

After a public hearing on the rezoning last month, at which many business owners and residents said the proposal was too restrictive, the Planning Department staff suggested loosening some proposed restrictions.

One such change would be to allow existing second stories to be used as offices. Retail and restaurant use on second floors, however, would require a conditional use permit.

Second stories would also be allowed on Riverview Avenue and Lawn Way, but any second story would have to be set back 10 feet from Riverview Avenue and five feet on Lawn Way.

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