

Zoning changed to accommodate Capitola's Auto Row development

1-4-85 *Auto PLAZA Capitola*

CAPITOLA — The City Council Thursday night cracked the door for the proposed Auto Row development, adjacent to Highway 1 near 41st Avenue.

Council members unanimously approved a General Plan amendment, changing the residential zoning to regional-commercial to allow the possibility of a fourth major auto dealership on the 10-acre parcel.

Four Santa Cruz auto dealers representing 11 makes of cars hope to move to Capitola by fall, according to applicant DaPont Construction. They include Roy Baldwin Oldsmobile/AMC, Marina Pontiac/Cadillac/Buick, Santa Cruz Porsche/Audi/Isuzu and Santa Cruz British Subaru/Jaguar/Triumph.

The General Plan change is just the first step in the complicated planning process. According to Planning Director

Steve Russell, an environmental impact report has been completed, citing concerns such as traffic and noise. All concerns must be alleviated in order for the development to be approved.

"Two residents of Loma Vista Estate Mobile Home Park spoke during the hearing, expressing concerns about the General Plan change. The park is located adjacent to the proposed project.

Park owner Harold Wenzel said that residents moved into the park knowing that adjacent lands were zoned residential. Coach owner Dan Wallace added that auto dealerships would create more traffic and be a health hazard.

Architect Herb Ichikawa, representing DaPont, replied they have studied the environmental impact report and had already addressed some of the concerns. "We are well aware of the impacts and

are taking steps to mitigate them all," he added.

In addition to the General Plan amendment changing the residential zoning, council members approved another change which will help replace those residential lands. A two-acre parcel on 38th Avenue was switched from regional-commercial zoning to multiple-family residential.

Russell noted that the city's Architectural and Site Review Committee is scheduled to begin reviewing building and site plans for the auto dealerships later this month.

Some 62,654 square feet of buildings are planned, along with 322,285 square feet of parking area. The site is just south of Highway 1 between 41st Avenue and Wharf Road. It is one of the largest remaining vacant parcels in Capitola.