

Parking proposal for Capitola goes to city council

A four-pronged approach to Capitola Village's parking and traffic problems will be presented Thursday night by a citizen's committee to the Capitola City Council.

The council plans to hold a two-part public hearing on a proposal to purchase the Pacific Cove Mobile Home Park as the site of a future municipal parking lot.

The parking committee, formed by the City Council two months ago at the request of Village business and property owners, plans to ask the City Council to purchase the Pacific Cove Mobile Home Park and, over a three year period, convert half of it to municipal parking.

The group also is recommending that the city change Monterey Avenue and Cliff Drive to one way streets, implement a \$750,000 Village beautification plan, construct satellite parking lots on property the city might lease from the Southern Pacific railroad, operate a roving shuttle bus that would service several outlying parking lots that would be available to village shoppers and beach visitors.

Total cost for the plan is estimated at approximately \$3 million. That figure includes \$2 million to purchase the mobile home park behind the Capitola City Hall and then convert half of it into parking.

To finance it, committee members have worked out a three-way proposal that calls for installation of "high tech" parking meters in the village, a business license surcharge and

an assessment district for village property owners.

Committee members working with City Manager Steve Burrell believe the combination of revenue sources can generate approximately \$300,000 a year — or, according to Burrell, enough to finance the \$3 million program.

Subcommittee chairman Ned Newman, a Capitola attorney, said the group is suggesting that the city purchase a new type of parking meter that would vend parking tickets to Village visitors from a few central locations.

City councilmen who have been opposed to the installation of the traditional pole-type meters throughout the village are reportedly ready to support the "high tech" proposal. The equipment is very expensive however. Newman said one station would cost approximately \$10,000. A pole meter costs approximately \$100.

He said the parking committee is also asking the City Council to consider a business license surcharge of 25-50 percent for village businesses, and the formation of an assessment district.

The city purchase of the Pacific Cove Mobile Home Park has been a controversial proposal ever since it was first considered last year, with the council deciding last winter to not purchase the park after numerous residents feared they would be evicted and protested to the council.

The issue was raised again

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this fall when park owners put the run-down mobile park up for sale, and some residents asked the city to purchase the park and then continue to operate it for the indefinite future as a mobile home park.

Other residents asked the city not to purchase the park, but to retain the present "mobilehome exclusive" zoning.

A group will ask the city council Thursday night to renounce any plans to buy the park.

Parking committee member Nels Westman met with park residents last Saturday and the parking committee now believes it has defused that request. Westman said the parking committee believes it has the support of a majority of residents for a city takeover under certain conditions.

The committee is proposing that the city buy the park and convert the upper terrace within the next three years to parking for 300-350 cars.

The lower terrace would be

used exclusively for residential mobile home use. To consolidate all residential use in the lower terrace, about 20-25 coaches would have to be eliminated from the park.

The committee thinks it can be done with the following steps:

- ✓ Remove the three vacant coaches now controlled by the park's owners.

- ✓ Buy the four or five coaches now up for sale.

- ✓ Offer in the next two years to buy out any willing seller at fair market value plus a bonus of several thousand dollars.

- ✓ The city can take options on available spaces in neighboring and comparable mobile home parks as they become available in the next two years. Pacific Cove residents willing to move would be relocated by the city at no cost to the resident.

- ✓ Construct a new mobile home park on city-owned land between the city Corporation Yard on Kennedy Drive and the Brookvale Terrace Mobile

Home Park with modern coaches and new facilities.

Once the consolidation is completed, all remaining residents would enjoy lifetime tenancy in the park. The city would be able to purchase the coach at fair market value when the resident leaves the park or dies.

Westman said he believes a majority of the Pacific Cove residents will support the Parking committee plan.

Other elements of the Parking Committee proposals include:

- ✓ Acquiring permission from Southern Pacific to develop parking on its property at Park and Monterey Avenues.

- ✓ Establish a shuttle bus route that would accommodate not only those parking at the proposal McGregor Drive property (near the entrance to New Brighton Beach State Park), but also established parking areas at the mall, Jade Street Park, the Department of Motor Vehicles, Mid-County Auto, and Nob Hill.

- ✓ Make Cliff Drive one way west bound from Wharf Road to Opal Cliff Drive and provide diagonal parking on the unused eastbound lane.

- ✓ Make Monterey Avenue from Escalona Drive to Capitola Avenue and Capitola Avenue from Monterey Avenue to Stockton Avenue one-way west bound, with diagonal parking in the area.

Subcommittee chairman Doug Messini said the proposal would also discourage commuter and through-traffic through the village.

Another subcommittee, chaired by Jim Reding, fol-

lowed up on the recommendations from Messini's group, recommending:

- ✓ The city's beautification plans for the Village be implemented.

- ✓ The county bicycle plan be implemented in the city with additional bicycle racks installed in the village area.

- ✓ Continue the present summertime Village permit parking program, with the expansion of the two hour "business only" onto Monterey Avenue between Capitola Avenue and Park Way.

- ✓ Continue to discourage truck traffic and late truck deliveries in the village. Post

truck route signs to direct trucks away from the village.

- ✓ Develop a neighborhood permit parking program on an as-needed basis.

- ✓ Ask the city traffic committee to study the possibility of making the following streets one way: Riverview Avenue from Stockton Avenue to Blue Gum, Beulah from Burlingame to Capitola Avenue, Lincoln Street from First Street to Capitola Road, Stockton Avenue from Cherry Avenue to Capitola Avenue, California Avenue from Capitola Avenue to Cherry Avenue, and Opal Cliff Drive (in the unincorporated areas) from Court Drive to 41st Avenue.