

Bus-5

# Flower grower going elsewhere

The death knell may be sounding for the flower-growing industry in the midcounty.

Richard Shaffer, the present owner of Shaffer's Tropical Gardens in Capitola, told city planning commissioners Monday night that within the next five years, he'll probably be forced to vacate the 41st Avenue location that his family has occupied for decades.

Shaffer's and the Brown Bulb Ranch are the two surviving floral operations of an industry that once brought worldwide fame to the area.

Asking for planning commission approval of a use permit that would allow a boat sales operation to set up in front of the Gardens, Shaffer told the commission:

"I don't think the nursery is a use for the neighborhood.

"We are being forced out." Saying he can no longer make money at the 41st Avenue location because of high taxes, he said, "I can't afford to grow plants there. I'm looking for some place to relocate the nursery."

The Brown Bulb Ranch is now targeted as the expansion area for the Capitola Mall if Sutter Hill succeeds in attracting a third major tenant to center.

The commission approved the outdoor sales yard for Mr. and Mrs. Richard O. Wood at 1220 41st Ave.

But the permit will only be for two years + a condition acceptable to Shaffer and the Woods.

"I don't think this is a proper use for the long range," Commissioner Alvin Wilder said. "But as a temporary use, it is a good idea — 3-4 years. I like the idea of a temporary use."

The Woods plan to use a trailer for an office, but its design will be

up to the city's Architectural and Site Review committee.

Wilder's motion to approve the use permit was seconded by Commissioner Jack Nicol and unanimously approved.

Shaffer's father, Keith Shaffer, and Founder's Title Co. won commission approval for a mobile home to be used as a temporary office at 1300 41st Ave., the southeast corner of Jade Street.

Shaffer told the commission he plans to build a 7,000-square-foot building on the property, formerly occupied by Dan's Mobile Home Sales, during the next year.

Use permits specifying trailers as offices must be approved by the city council as well.

In other action, the commission:

—Approved a use permit allowing Shadowbrook restaurant to construct a sod-roofed storage building.

—Approved one-year extensions for use permits and architectural and site review ap-

provals for Z.E. Koryzma to construct and operate an outdoor restaurant at 199 Esplanade. Koryzma said he won't build the facility until he resolves a lawsuit with Bandstand restaurant operator Wayne Hansen.

—Approved on a 3-2 vote, the plans for a duplex to be built by Donald H. Moore at 213 San Jose Ave. Nicol and Wilder opposed the motion.

—Approved a tentative map lot split for Mrs. Rosalie Knowles, dividing her land on the south side of McCormick Court, east of Washburn Avenue into three parcels.

—Approved modifications to an earlier architectural and site review approval for a commercial complex at 1550 41st Ave., south of Foster's Freeze. Applicant was Bart Hollander of E.A. Hathaway and Co.

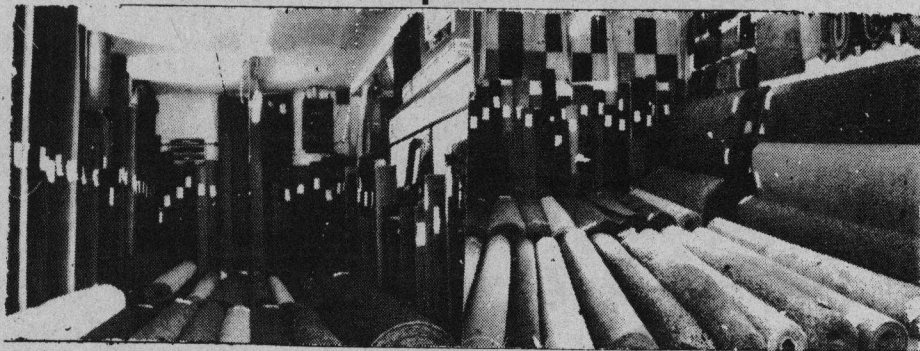
—Reluctantly approved an architectural and site review amendment for a duplex to be built north of the Air Castle photo studio at 204 San Jose Ave. The com-

mission had approved, after several months work, a two-story design with three off-street parking stalls tucked under the living quarters on a very narrow lot. The Coastal Commission, however, insisted on four parking stalls in the same area the city approved for three. "It's asinine," said city architectural and site committee member Paul Durand. "No one down there is doing any constructive thinking. Give the man a break. He'll almost have to resort to subterfuge — paint four stalls there, get the commission to sign it off, and then paint them out with black paint." The commission approved it on a 5-0 vote.

—Approved a final map for a condominium subdivision at 721 Rosedale Ave., Tony Kram applicant. The project, already built, has 12 dwelling units.

—Approved a final tract map for eight duplex lots on the south side of Balboa Avenue, east of Coronado Street.

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