

## Capitola planners clear way for car dealership

CAPITOLA — The Planning Commission has cleared the way for a fourth major Santa Cruz auto dealership seeking to move to Capitola's proposed "Auto Row" adjacent to Highway 1 near 41st Avenue.

Meeting Thursday, the commission decided to recommend that the City Council change the city's General Plan to permit construction of a fourth dealership on the 10-acre parcel.

The City Council had tentatively approved a proposal several months ago for three Santa Cruz area auto dealers to move their operations to the vacant parcel, and also build more than 47 residential units there.

Last month, the council enthusiastically endorsed a proposal from Gary Reese of Dapont Construction to eliminate the homes and build a fourth dealership in that location.

The Planning Commission voted Thursday to recommend to the City Council an ammendment changing the General Plan designation of the proposed homes site from residential to commercial, which would permit the fourth dealership.

In addition, the commission recommended that the General Plan be changed to permit construction of housing on the northeast corner of 38th Avenue and Brommer Street to help offset the loss of housing in the original proposal.

In another action, the commission decided not to rezone property from 42nd to 45th Avenue along Capitola Road from neighborhood commercial to another classification requiring public hearings for retail and more extensive uses.

The commission voted in favor of a zoning change adding a new commercial-residential zone from 45th Avenue to Wharf Road.