

Study Should Help Answer:

What Types Of Housing Does SC Need?

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If you live in the City of Santa Cruz, your home is now located in one of 17 planning areas which were created last Wednesday by the planning commission preparatory to a housing study, which could affect significantly the course of community development for many years to come.

The study is part of a long-range attempt by the planning department to meet two "quality of life" goals which were recommended by the Citizens' Planning Advisory Committee (C - PAC) and adopted by the city council on Sept. 8, 1971, in the city's basic planning document, "Policy Basis of the Planning Program."

The first goal calls for "an economically, socially and culturally balanced community in which equal opportunities for community involvement and quality living are offered for all."

The second goal calls for "a visually pleasing, safe and healthy community in which the inherent environmental qualities of the area are preserved and enhanced."

To achieve these goals, the advisory committee stated that a number of studies should be made by the planning department and included as elements of the general plan. The housing study, which planning commissioners authorized last Wednesday, is one of the major studies recommended.

The inclusion of a housing element in the city general plan is also mandated by the state.

What will the study mean to you, a resident and - or property owner?

Not even City Planner Phil Jones, who has outlined the study to be conducted by his staff, can tell you at this point.

It all depends upon the study results.

But perhaps you can discern in the things the staff will be looking at some clues to the significance of the study.

In each of the 17 planning areas a complete housing inventory will be made. This will cover distribution of housing, type of housing units, size of housing units, condition of structure, tenure, housing vacancy, rent and value.

In each area, as well, the study will be looking at the age of the occupants, income, place of work, racial group, number of occupants per dwelling unit and the number of households and housing units.

From the housing inventory and population profile will come the raw material needed by Jones and his staff to get the answers to a variety of questions posed daily during this growth period for the city.

For example, as the advisory committee stated, "the quality of life in a community is influenced, to a great extent, by the opportunities for residents to find adequate housing in neighborhoods that offer a full range of necessary services and provide an environment conducive of enjoyment of city living."

The planning department says the city can hardly assure adequate housing for all the economic groups until the existing housing has been surveyed and an analysis of specific needs for specific groups made.

Jones told the commissioners last Wednesday: "If we discover we have enough townhouses, then we do not have to allow more and can encourage the developer to do something else that we do need."

In a very real sense the city will be able to "call the shots" on developers once the commissioners know exactly what housing is available in each of

the various economic ranges. If there is a demonstrable surfeit of luxury housing, then the city's basic planning documents can be used to encourage other types of developments while disallowing the excess luxury housing.

Through the housing study, as well, the planning department will be able to do feasibility studies for providing water, sewage and solid - waste disposal facilities throughout the ultimate city area.

The department can also use the study to analyze street patterns to determine where traffic can be minimized or rerouted.

Biggest aid of all to the commissioners will be the answer to the perennial question: "Is this particular proposed development actually needed by the city?"

Whether the answer is yes or no, the impact on the city will be considerable.

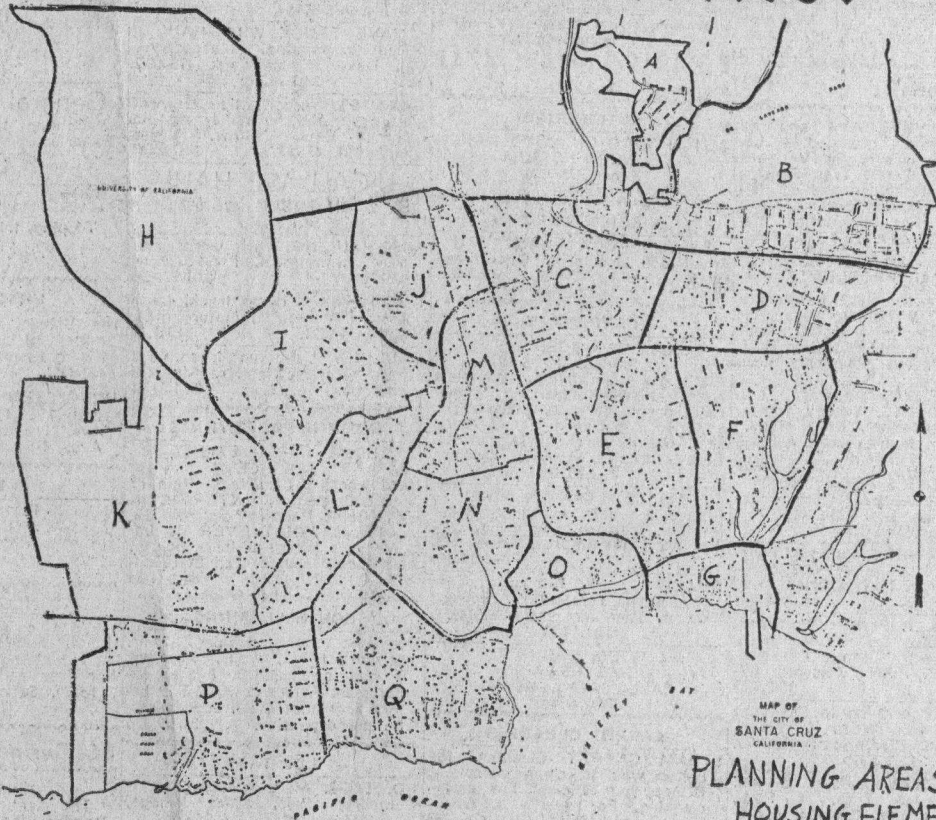
Through the study a number of planning commission recommendations for action by the city council will be formulated, some of these as important policy changes, perhaps.

The study is expected to be finished in May.

Sunday, February 4, 1973

Sentinel

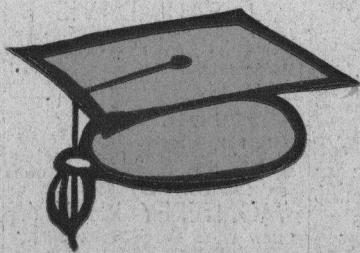
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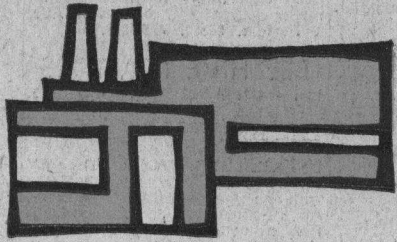
A study of City of Santa Cruz housing was begun this week by the city planning department under authorization of the planning commission. The city was split into 17 planning areas to facilitate the study. They are: A Carbonera Estates; B Prospect Heights; C West of Branciforte; D East of Branciforte; E West of Seabright; F East of Seabright; G Yacht Harbor; H UCSC; I Westlake; J River Street (industrial area); K Far West Side; L Mission Corridor; M Downtown North of Lincoln; N Downtown South of Lincoln; O Beach Hill; P Natural Bridges; Q Circles and Lighthouse Point.

MONTHLY INCOME PLAN

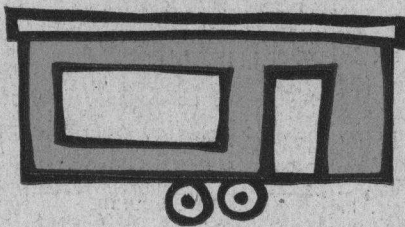
County Bank's Monthly Income Plan provides a guaranteed monthly income from your savings investments.



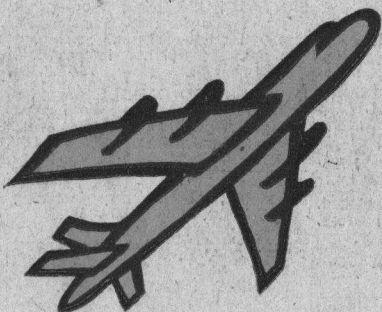
A good education is like money in the bank. Save for the schooling ahead and earn up to 5¾% interest while you save, or use your MONTHLY INCOME PLAN to meet those monthly dormitory or tuition payments.



CB/MONTHLY INCOME PLAN provides a guaranteed monthly income from your savings investments. Extra value: use it as collateral for a business investment or an emergency loan.



Your MONTHLY INCOME PLAN check regularly paid each month could take care of a mobile home space rental or any other regular monthly payments.



Save for the trip you've been promising yourself. A weekend at Disneyland or a flight across the ocean. Earn the highest bank interest in the entire Santa Cruz area with bank safety: 4½% on passbook savings accounts. County Bank's other plans earn high interest and fit your schedule for saving... and for traveling.

SAVE FOR A SUNNY DAY

