

Protection Of Shoreline Subject Of Discussions

Possible methods of protecting land earmarked for state parks from private development were discussed at an informal session of Santa Cruz city and county officials and a state parks and recreation representative last week.

Of immediate concern is Bonita lagoon at the end of 15th avenue.

The lagoon and its bank lands are in the state's Twin Lakes park acquisition program, according to Jack Knight, deputy director of parks and recreation.

However, the state's parks and recreation budget of \$6 million for 1963-64 excludes any site acquisition, according to Knight. He said all but \$32,000 will be used solely to develop park facilities throughout the state.

Knight said a \$150 million bond issue to be voted on in November, 1964, has been discussed by the state legislature. Even if the bond is passed, the money will not be available until July 1, 1965.

County Planning Director Bert Muhly said the owner of Bonita lagoon is considering selling to a promoter who wishes to develop a 50-unit apartment house along the bank, extending into the lagoon.

Muhly said the only way the county can protect the lagoon from multiple-family housing development is to zone the area single-family residential (R-1).

Muhly said R-1 is in keeping with present development in the area.

The county planning commission will conduct a public hearing February 19 to consider precise zoning of the Live Oak area (Area 6). The Bonita lagoon region is proposed for R-1 development.

However, even if the R-1 is approved for the lagoon region, the owner of the lagoon can fill it in and put in single-family homes.

Muhly said this "seems remote" because of the cost of such a project.

Muhly added that an apartment development could affect the state's park plans so adversely that it might "pull out" of further development.

A apartment development could eventually encircle the property already purchased by the state at Bonita lagoon, Muhly added.

Lowell West, a property owner on Black Point lane which borders the east side of the lagoon, said he offered the lagoon owner \$15,000 for the property but was turned down.

West said the owner wanted to sell the lagoon and bank land for \$145,000. West said he would have dedicated the lagoon to the state if his offer had been successful.

West stated his property line is just short of the lagoon, according to his deed. But he thinks his property line actually extends into the middle of the lagoon.

West said if an apartment project gets going he will seek a court injunction to stop it until the property line is settled. Even if his line was determined on the lagoon's bank, the injunction might forestall development long enough for the state to come up with money to buy the lagoon, he added.

Knight said development can

occur all along the shoreline because the state's Twin Lakes park program ends at Black Point lane. He suggested that the county review its shoreline parks plan if it wants to continue state parks along the coast.

Knight said the state cannot acquire the shoreline land for parks unless it is included in the county shoreline park plan.

West suggested that Muhly review the local plan with the idea in mind of extending the park program from Black Point lane to New Brighton Beach State park.

Muhly said if enough property owners in the area so desire, they could form a recreation district and thus acquire the power of eminent domain. He said this has been done in other areas in the county where the residents wished to protect potential park land from private development.

Later, Muhly told the Sentinel there are five recreation districts in the county. They are:

1. Alba, which maintains a library and community hall.

2. Boulder Creek, which has two small playgrounds and two swimming places on the San Lorenzo river.

3. Ben Lomond, which maintains a park facility on the river, a public recreation hall, a library, and a clubroom.

4. Opal Cliffs, which has a beach-front lot for public purposes.

5. La Selva Beach, which has an "excellent" clubhouse and community center and sponsors swimming lessons for children at a Watsonville pool.

Others attending the meeting, called by West, were County Planning Commissioner Forrest Murdock, Supervisor Robert Burton, City Planning Director Neal Walton, City Manager Dave Koesler, and Carl Bengston, city director of parks and recreation.

Planning

Four Hearings Set Wednesday At Capitola

Four public hearings will be held by the Capitola Planning commission at the regular monthly meeting set for Wednesday at 7:30 p.m. at Capitola City hall.

One of the hearings is on the commission resolution of intention of adding an A-1 (agricultural) zoning classification to the city's zoning regulations.

Harry Hooper has asked a variance to allow construction of a residence on property along Soquel creek which does not have street frontage. The property is near Center street.

John P. Farley is asking a zone change for property along Center street between Sunset and River-view drives which adjoins the Hooper property. The property is currently zoned R-2 duplex, and Farley is requesting a change to R-3 for an apartment house development.

Frank Anderson is asking that a variance be granted to allow off-street