

Boston.—Miss Dorothy Glott throws clothing including mink coat from a third floor window of an apartment today to pho-

tographer who made this picture while awaiting firemen and ladder to save her from advancing flames. In center Miss Glott, who had put on a heavy

sweater, is helped from the ladder. At right is the apartment minutes later. Miss Glott had been at the left window. Photos

were made by Dan Sheehan of the Boston Globe. Fire swept upper floors of the same six-story building last Monday. (AP Wirephoto)

UC Environs Plan Unscathed After Joint Pecking Session

By Alan Jones

The University of California environs plan was unveiled for public view last night and came through with hardly a scratch.

The plan was outlined by planning consultant Sydney Williams at a joint meeting of the city and county planning commissions.

The session was a public hearing, but county commissioners picked more holes in the plan than the public did. County commissioner Erle Byer kicked up the first dust when he protested the location of the Highway 1-Highway 17 freeway link, shown on the environs map north of Mission street. The freeway, Byer said, should be realigned to a less expensive route.

Byer said more study of the freeway location is needed, an idea that brought anguish to city commissioners. City Commissioner John Morris said the first five or six meetings on the general plan were devoted to the freeway. The general plan, recently adopted by the city, only states a freeway link will be needed and will be built "in the vicinity of" Mission street.

County Commissioner Harvey

Edmund said the freeway should be deleted entirely from the environs plan.

The question is fluid, according to Plan Consultant Sydney Williams. "We cannot assume that any of the roads (in the plan) are shown in their final alignment," Williams said.

Byer and County Commissioner James Kennedy questioned the consistency of "gold plated subdivision" ordinances and the recommendation for medium and low-cost housing in the university area. The city and county have agreed to a university requirement for underground utilities in the environs. Undergrounding is more expensive than overhead lines.

Williams said the eventual development of the area will be dense enough, with apartments and some small-lot subdivisions, to carry the cost of undergrounding and stay in the medium price range.

The environs plan predicts a 1990 population of 65,000 people in 17 neighborhoods covering 4000 acres around the campus. By 1975, Williams predicted, Santa Cruz city population will double and the university will have 7500 students and a "sup-

port population" of 14,000.

Ideally, Williams said, urban development will start east of the campus and proceed clockwise around the university. He admitted that such orderly growth was unlikely, however.

Kennedy said government can't block spot development if standards are met, and predicted "leapfrog" growth of the environs.

Williams agreed that such growth should be approved if developers provide schools, sewers and other facilities needed.

The problem, County Planning Director Bert Muhly said, is a balance of the developer's interest against the public interest. If an isolated subdivision overloads roads, the developer should be required to pay for improvement of roads leading to the subdivision, Muhly said. Otherwise, he said, the public is subsidizing the developer.

City Commissioner Carl Nelson pointed to Santa Clara county. With the coming financial strain of university development, Nelson said, random growth could give city and county the choice of going broke or being unable to provide adequate services.

In the public hearing, insurance men Bob L. Smith closely questioned the plan's suggestion that a "non-profit land development and management corporation" be formed to help put the plan into effect.

Smith was assured by Williams, and later by Nelson, that such a corporation would not have condemnation powers. Nelson also guaranteed that the corporation would not function like a redevelopment agency. Redevelopment law, Nelson said, does not permit purchase of raw land for development.

In outlining the plan, Williams emphasized that the corporation idea is only a suggestion that such a corporation might be one way to establish needed medium-cost housing in the environs.

Attorney Donald Younger ques-

tioned the planners about industrial sites shown in the plan. Two industrial areas south of Mission street should be reversed, Younger said, to allow light industry nearer the city and keep heavy industry further from downtown.

Each commission will hold two more hearings on the plan. Commission-level approval is expected in time for the University of California regents meeting here April 16 and 17. The county commission will hold a hearing at 9 a.m. April 8, while the city commission will hold a hearing at 7:30 p.m. the same day. A joint hearing will be held at 7:30 p.m. April 9.

Zoners Block Yacht Harbor Hotel Appeal

By Len Klempnauer

A high-rise "hotel" overlooking the Santa Cruz yacht harbor failed to gain approval of the county board of zoning adjustment this morning.

The board denied a use permit and a variance for the project on the grounds that approval would be a grant of "special privilege" to the developer.

The property is at the northerly intersection of Lake and Fifth avenues on the east side of the harbor.

The 24-unit, six-story building was opposed by a number of nearby property owners, who claimed:

1. Traffic already is too heavy in the area to allow a use that would increase the number of automobiles.

2. The area is residential in nature and not proper for hotel purposes.

3. Streets are too narrow, not only for the traffic flow, but for parking.

4. Precedent would be set that would open the door for similar uses in the future.

5. A thorough survey of the entire area should be conducted.

News In Brief

Brazil Military Revolt Fizzles

Rio de Janeiro (AP). — About 3000 dissident sailors and marines surrendered to the army today after a passive, two-day rebellion they spent in a downtown building bemoaning the political situation and the status of military men in Brazil.

Army buses and trucks bore them to barracks of the Guards Battalion of the 1st army, a spit-and-polish outfit that smashed a revolt of navy and air force enlisted personnel in Brasilia last September.

Tanker's Stern Being Towed

Portsmouth, Va. (AP). — The severed stern of the tanker San Jacinto, wallowing at the end of a tow rope, inched toward port today with 35 crewmen who spurned rescue to stay with their ship.

Just after midnight, the sea-going tug Lambert's Point and