

Land Exchange Plan Before City Council

The proposed San Lorenzo Park easement exchange will come before Santa Cruz city councilmen Tuesday night.

The exchange with the Santa Cruz redevelopment agency would clear the way for the \$1 million sale of commercial lands on the westerly side of the downtown redevelopment project to a group represented by Keith Shaffer of Opal Cliffs.

The city would permit streets, parking development, and buildings above a 15-foot clearance on about 48,000 square feet of land adjacent to the flood control levees.

In return, the agency and developers would grant the city sewer easements along the levee strip frontage plus a pedestrian easement from the San Lorenzo river footbridge to Cooper street. These easements total about 32,000 square feet. No consideration would be paid.

The Shaffer group plans to develop an elevated \$4 million shopping center and business complex on the 13-plus acre site.

Three ordinances affecting building and plumbing contractors will get first reading at the meeting, which will be held in city hall chambers beginning at 7:30 o'clock.

One is the oft discussed curb, gutter, and sidewalk requirement for issuance of building permits for new construction or remodeling amounting to more than 50 per cent of appraised value of existing improvements.

Exceptions would be made when "proper" and existing street grades differ by more than six inches, when a five-foot or higher wall would be created between the back edge of the sidewalk and natural grade, or under planning commission site supervision review for industrial developments.

The sidewalk requirement would be dropped in blocks where more than half the properties have curbs and gutters but no sidewalks.

Another proposed amendment would set a flat \$100 fee for street excavations and would limit them to 50 feet in length. The fee is to reimburse the city for costs of backfilling and repaving.

The flat change has been requested by the County Master Plumbers association to replace five separate fee standards. The length limit was cut from 300 feet on recommendation of Donald Bruce, field services director, who pointed out that the city might be stung on the flat fee in unusual circumstances.

Notification deadline for repaving would be upped from 3 p.m. to 1 p.m. in the recommended ordinance.

The third ordinance proposed would establish a \$50 deposit for sewer line extensions and set up tax lien procedures in the event property owners refuse to reimburse the city for actual costs which may be in excess of this. City council review of the sewer extensions would be eliminated, with handling exclusively by the street superintendent.

In the latter two ordinances, portions of the deposit not required to meet actual costs would be returned.

Four ordinances will be up for final approval. They include:

Rezoning of the easterly end of the Soquel-Ocean View-Broadway-Ocean block from neighborhood apartment (R-3) to professional-residential (P-R), with site supervision;

Amendment of the recently adopted 1961 Uniform Housing code to specify notification and assessment procedures for removal of substandard dwellings;

Rewording to eliminate ambiguity in sales and use tax sections of the municipal code;

And change in titles and salary levels for three water department employees who operate the IBM billing machinery.

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