

# *Zoning - north Coast* Board Approves Holding Zone For North Coastal Lands

By WALLACE WOOD  
Sentinel Staff Writer

With applause and a few cheers behind them county supervisors unanimously adopted an emergency holding zone for the North Coast area from the Santa Cruz City limits to just past Davenport Tuesday night.

A highly partisan crowd favoring the zoning jammed into and overflowed the supervisors' chambers during the hearing. According to a hand-count, opponents of the zoning were outnumbered about 120 to 2.

Supervisor John R. McCallie

moved the zoning, and was seconded by Ralph Sanson.

Exactly what the zoning will mean, however, seemed open to interpretation.

Technically the board's action places A-10 agricultural and UBS-10 unclassified zoning on most of the coast for as long as a year's time, with an option to extend it. As Planning Director Bert Muhly explained, this means nothing except a home can be built on 10 acres or more without a special use permit.

The zoning up to Tuesday was principally U-unclassified,

which permits building on lots as small as 6,000 square feet.

The only exceptions to the new zoning are Davenport old town, new town and Davenport Landing, which were placed in R-1 residential zoning.

Emergency zoning will allow the planning department to start precise zoning studies on the entire area. Muhly said he has a proposal on the study to present to supervisors at budget time, and added it can be done within the year time limit, if money is appropriated for it.

But as attorney Gene Adams noted, the new zoning does not

forbid development altogether. It means simply that any applications will "stand on their own merits." Adams represented four major property owners holding about 12,000 acres of land in the area.

The attorney declared development is not incompatible with open space, and the two can live "side-by-side."

Adams said a master plan should be developed "with all deliberate speed," and backed the holding zone.

Petitions urging essentially the same thing were presented to supervisors by the Save the

Coast committee. Ceilia von der Muhll handed more to supervisors during the meeting. Added to the others, the total came to about 4,120 persons favoring the zoning, she said.

A long list of other speakers also favored the zoning. Most indicated they hope the zoning will act as a block on subdivisions and other proposed developments and leave the area in agriculture and open space.

The opposition came from some of the farmers who work in the area, and one property owner from Saratoga. Alvin Rossi, a brussels sprouts farmer,

said the coastal soils are being depleted for sprout growing, and sprout growers are in financial trouble for other reasons as well.

When Supervisor Henry Mello tried to say the sprout crops are healthy, but an oversupply of sprouts has driven prices down, Rossi produced laughter by saying, "It isn't that; the consumers just aren't eating 'em."

Kurt Zeiher, the only North Coast property owner to be covered by the Williamson Act for tax relief, said he wants to keep the area in open space, but

asked what will happen if agriculture can't pay its way? "The public doesn't pay my tax bill," he said.

Linda Rossi, a realtor, told the board that recent tax notices from the county assessor's office indicated tax assessments have gone up two to three times on the coast. This was backed by Adams, who declared the increases have been four or five times "in some instances."

This tax problem was actually cited by Muhly in presenting the case for emergency zoning. Muhly said recent development

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