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# Shopping center plan before SC City Council

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SANTA CRUZ — Neither the developer nor residents opposed to the developer like what the city zoning board has decided on a plan for a large shopping center at Mission Street and Grandview Avenue.

If built, developer Don Fultz' 68,000-square-foot shopping center will be the biggest shopping complex to be built in the city in the last 20 years, with key stores to include Nob Hill Foods and Vessey Drugs, say city planners.

Fultz and several residents have filed separate appeals challenging a decision by the zoning board to approve the project. The case will be heard Tuesday by the City Council.

The residents' main concern is traffic congestion. They argue a center of this size is a regional, rather than neighborhood, shopping complex, and will bring more than just local traffic.

Residents want access limited to Mission Street and oppose entrances onto side residential streets.

Fultz, of Santa Cruz Planning and Construction Consulting Inc., has appealed a condition of the permit calling for three planters along Grandview, which he says will preclude the installation of median strips, if traffic studies indicate such islands to be beneficial.

Elizabeth Clark of Escalona Drive maintains in her appeal that restrictions should be passed to ban video game arcades, "varied pornographic outlets," liquor stores, and drive-in banks.

She says her objection to the banks is based on traffic problems.

Also, adds Clark: "I personally would not want to see a Goodwill

truck in the center (much as I like to support Goodwill efforts) since it is just common practice to dump stuff all around the truck, if it is not open for collection."

Also, Clark wants it clarified exactly who will be responsible "24 hours per day" for controlling litter, graffiti, vandalism, vagrancy, garbage and "shopping carts left in the neighborhood."

Clark also questions "the ability of Santa Cruz city government in enforcing conditions (of the permit) that have been imposed, and in monitoring the resolution of future problems...we all know the city budget is tight."

She cites burglaries and attempted rapes in the neighborhood, sewer-line problems and ill-maintained streets.

Another appellant, Alta Vista resident Ann Danno, says the shopping center will destroy what's left of the peace and quiet in the neighborhood — "our whole reason for living in Santa Cruz is going to be destroyed."

Other appellants include Arroyo Seco resident James Loo and Escalona Drive resident Susan Buchan.

A neighborhood committee called the North Westside Neighbors has formed to oppose the project.

Fultz claims the condition regarding the planters "was not given adequate attention or debate" by the Zoning Board "due to the lateness of the public hearing."

Loo argues the permit conditions were approved "without clarifying all the issues at a public hearing."

He says the Zoning Board decision shows "total disregard for neighborhood concerns" and the Zoning Board showed "complete indifference" to petitions from residents opposing the shopping center.