

Capitola - 1980 -

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✓ Cliff-teetering apartments will be demolished

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CAPITOLA — Six Crest Apartment units that precariously hang over 40-foot cliffs near Capitola Village will be demolished.

The City Council has ordered the demolition for the health and safety of the public, said City Manager Steve Burrell. Owners of the apartments at 101 Grand Ave., in the Depot Hill neighborhood, have had their own structural engineers study the long-standing erosion problem and agree with the order.

"We feel terrible about it," said John Burroughs, a managing general partner for Crest Investors Limited, owners of the 25-unit apartment complex. He estimated the value of the six units at \$900,000.

Four of the units to be demolished have been vacant for more than two years after the city issued the eviction order due to potential danger from continuing erosion. Two more units were ordered vacated after the Oct. 17 earthquake when another 6-8 feet

of underlying cliff gave way.

Burroughs said he is confident that the remaining 19 units in the complex are structurally safe. "The rest of the units are all tucked back, well beyond the edge of the cliff," he said. "Any damage that we were always afraid of, has happened already."

Crest owners had been in the process of getting final plans approved by the California Coastal Commission to shore up the units just before the earthquake hit, Burroughs said.

"Basically, our structural people told us there were cracks in the cliff that extend back into the cliff to a point they feel they could not justify telling us that if we spent \$500,000 trying to fix it, that it would work," Burroughs said. "We didn't want to take that chance, so we just decided to bite the bullet."

In the summer of 1983, the group spent an estimated \$500,000 for 10 three-foot diameter, steel-reinforced concrete beams to solidify the foundation.