

# Council Gives Approval To 'Freeze' On UC Area

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The "freeze" is on in Santa Cruz.

But shake out a city map.

Santa Cruz councilmen in a two-and-a-half-hour session last night modified the southeasterly boundary of the 18-month "freeze" — or general building permit suspension — in the University of California planning area.

Basically the boundary was changed from Mission street to Davis-Escalona.

The emergency ordinance, effective November 5, applies only to areas within the city. County officials are working on similar restrictions for areas extending northward to Smith and Empire grade roads.

As amended, the "frozen" area is bounded by the westerly and northerly city limits, the San Lorenzo river, business district bypass, Highland avenue, Escalona drive to Arroyo Seco, the northerly and easterly lines of Reinelt nursery, Mission street, Western drive, West Cliff drive, the easterly limits of Natural Bridges state park, and the ocean.

Exceptions will be made for parcels of less than one acre in builtup areas and for pending developments and hardship cases elsewhere in the "frozen" area.

Planning Director Robert Cook explained that the building "freeze" is to assure that there will be no development which is inconsistent with university development plans—including highway routes and land use zoning.

"If we knew what land uses would be, there would be no use for the 'freeze'," Cook explained. "The only reason is that there will be some significant changes in historical patterns."

He explained that "areas" will be "thawed" at their future use pattern is established — and implemented with rezoning if necessary. Eighteen months is the outside date.

The campus environs planning program will include presentation of a preliminary plan of special relationships to the council, board supervisors, and university officials.

This will be followed by final development and necessary zoning.

Only two men, who unsuccessfully sought exception for the ranch property near Natural Bridges, appeared at the session but city councilmen raised

enough questions for a packed audience.

Councilmen Robert Warne and George Wilson wrought the boundary change.

Warne asked why so much residential area had been included. Cook said this was the planning line and had been adopted on that basis. Wilson suggested Escalona, pointing out that the only valid reason for including Mission would be if the "freeze" extended to a 25-foot setback on the southeasterly side of the thoroughfare.

Councilman Ted Foster doggedly insisted that the freeze be oriented to a master plan and not rezoning. He argued that setting zoning for the area in two years on long range university development will work an undue hardship on affected property owners.

Other councilmen, noticeably irritated as the point was pursued into the second hour, pointed out that the council has ultimate say so on zoning and the approach can be discussed when recommendations are in.

The "freeze" ordinance gives the council the right to approve variances when "hardship" is shown. However, councilmen agreed that this would not be done in industrial districts except on an "area" basis.

Specific exception from the "freeze" was made for all parcels less than an acre in size which fall within the presently subdivided areas between Escalona and Spring-Pasture and Arroyo Seco and Evergreen streets.

## Queen Elizabeth Says Britain To Seek Disarming

London (AP).—Queen Elizabeth II pledged today that Britain will do its utmost to achieve world disarmament despite the Soviet Union's "nuclear tests on a massive scale in defiance of world opinion."

Opening the new session of parliament with her traditional speech written by Prime Minister Macmillan's Conservative government, she said the government also will continue to negotiate for a Berlin settlement "which will preserve the security and freedom of the people of West Berlin."

Elizabeth said the government

Family Fallout