

10-21-59

Recertification Of Beach URA Project Given Okay

The city's workable program for elimination of blighted areas and for achieving orderly community growth has been recertified by a federal agency, it was announced today.

This certification is a prime requisite for the proposed \$8.5 million beach redevelopment project, according to Ted MacDonell, URA property manager.

It qualifies Santa Cruz to receive federal assistance with the project.

News of the recertification came in a letter to Mayor Ted Foster from Norman P. Mason, administrator for the Federal Housing and Home Finance agency.

"We have recertified the workable program for slum elimination and procedures for your community," the letter reads in part.

The city council accepted the plan, submitted by Planning Director Robert Cook, at an August 11 meeting.

The original workable program was certified for the San Lorenzo Park redevelopment project on December 18, 1956.

By law, the long-range plan of community action must be acceptable to the HHFA administrator to qualify the city for certain federal aid during the certification period. This includes advances for redevelopment survey and planning, loans for project operations, and grants to defray up to two-thirds of any deficit remaining after land disposition.

The recertification is valid until November 1, 1960.

Under a workable program, the city commits itself to accomplish, within reasonable time, satisfactory objectives with respect to codes and ordinances, a comprehensive general plan, neighborhood analysis, administrative organization, financing, rehousing families displaced by governmental action, and citizen participation.

The program is stated in terms of progress since submission of the first plan and goals.

They are listed as follows: **CODES**—Progress: Adoption of uniform building and housing codes of 1958 and uniform electrical code of 1956.

GOALS: Completion of a uniform state fire code for local adoption; adoption of comprehensive nuisance and air pollution regulations.

COMMUNITY PLAN — Progress: A preliminary general plan for the city was adopted in December, 1956; beach redevelopment efforts have been launched; a beach freeway loop and a small craft harbor are contemplated; off-street parking proposals have been executed; amendment of the city zoning ordinance.

GOALS: Up-dating of subdivision standards; initiation of a master plan program. (The latter was anticipated, but not as quickly as recent announcement of the plan development program by Dr. Foster.)

NEIGHBORHOOD ANALYSIS —Progress: The city council has requested collection of block statistics in the 1960 census and has appropriated necessary funds.

GOALS: Analysis of existing and long-range proposals for housing conditions and facilities — their incidence and relationships to both neighborhood and community facilities—using the block statistics and land use data gathered incidental to the master plan program.

ADMINISTRATION — Goals: Inducement of repair or destruction of structures in exceptional state of disrepair through enforcement of codes.

FINANCING — Progress: Most operating departments are financially self-sustaining, accomplished by levying more realistic

fees and by financing major capital improvements through revenue bonds.

GOALS: In addition to capital improvements and studies to be completed, the workable program cites several changes and adjustments to be made:

Enforcement of universal garbage collection; re-evaluation of wharf rentals; review of subdivision and inspection fees; addition of two employes each to the building, parks, street and fire departments.

CITIZEN PARTICIPATION — Progress: Special subject citizen's committees have been appointed to study specific problems or communicate concepts and plans.

GOALS: A community-wide citizen's committee on all major problems facing the city is proposed. It is proposed that renewal—the larger word including prevention as well as redevelopment—be a major concern of the group.

Also proposed are geographically oriented committees — possibly integrated with the community-wide group for the duration of their particular problem.

Blaze Destroys Valley Home

The rambling Boulder Creek home of a retired show business couple was almost totally destroyed by a fire last night that spread into the trees surrounding the area.

Mr. and Mrs. E. C. Anderson of San Francisco, owners of the home located on West Park avenue near Forest pool, are expected to arrive at the place today to inspect the damaged dwelling which contained many valuable antiques and articles gathered during their stage career.

The alertness of a pair of sheriff's deputies, Jim Marstare and Al Bachtel, in spotting burning trees near the home at 9:25 o'clock prevented the blaze from leaping to dangerous proportions and sweeping up a hillside in back of the home, according to Chief William Kleyn of the Boulder Creek fire department.

When 17 volunteers and four trucks arrived on the scene, the fire was out of control. The spark-showering fire crept to an adjoining building and singed trees 100 feet up the hillside behind the Anderson dwelling, Kleyn reported. Crews finished "mopping up" the blaze at 2:30 o'clock this morning.

"This easily could have been an extensive fire since there was a great deal of brush in the area," Kleyn stated.

URA Draws Up Agreement For County Swap

Santa Cruz Redevelopment agency has instructed its attorney to put into agreement form negotiated terms for the proposed San Lorenzo Park project land transfer with the county board of supervisors.

If ready, the participation agreement will be submitted for the supervisors' consideration Monday, according to Charles Hall, agency chairman.

The proposed swap would give the county a 10-plus acre site for a courthouse near the intersection of Ocean and Water streets in exchange for three county-owned parcels, totaling 3.46 acres, and \$30,000.

Included in the parcels is the three-acre Garibaldi site, which, in county ownership, is viewed as a major stumbling block to large-scale commercial development of the western portion of the redevelopment project.

Announcement that Attorney Lewis Yapp had been asked to draw up a formal agreement followed a negotiation session this morning between Supervisor Vincent Locatelli; Tom Polk Williams, redevelopment agency member; and Ted MacDonell, URA property manager.

The session was described as routine ironing out of technicalities.

MacDonell said the participation would describe the parcel to be acquired by the county as "approximately 10.2 acres, not less than 10."

It probably would include a reversion clause in the event the county does not build on the land within a specified term.

The exchange would be on a straight parcels-plus-\$30,000 basis rather than on square foot values, MacDonell said.

He said the agreement apparently has been accepted in principle by both the supervisors, who have consulted the agency individually, and by the redevelopment regional office in San Francisco.

MacDonell said amendments to the present project plans does not appear necessary as provision already has been made for a portion of the project to be devoted to public, non-taxed use.

The Water-Ocean street parcel—originally intended for hotel development—is zoned C-2, general business. It would tolerate public building under unclassified use.

Oakland (P).—East Bay voters Tuesday approved a 16½ million dollar bond issue to finance a publicly owned transit system. The unofficial final tally was 62,514—or 56.2 per cent—for, 58,728 against. A simple majority was sufficient.

Steel Strike Still Is On; Appeal Cancels Injunction

Pittsburgh (P). — A U.S. district court judge Wednesday issued a Taft-Hartley injunction to halt the 99-day steel strike for 80 days. However, a stay of the injunction was granted by the U.S. Third Circuit Court of Appeals — meaning that the strike continues.

The injunction was issued by Judge Herbert P. Sort of the U. S. District Court in Pittsburgh. The United Steelworkers Union immediately appealed.

Within an hour Judge Austin Staley of the U. S. Third Circuit Court stayed execution of the injunction until the three-judge Circuit Court can hear a United Steelworkers' appeal.

Staley said the legal papers for the appeal must be filed by Thursday or the stay will be voided. However, if the appeal is filed the stay will be in effect until the court rules further.

Judge Staley also specified that the union would waive any further requests for stays of the injunction after the U. S. Third Circuit Court rules.

Judge Staley declared the Circuit Court would sit Thursday in Philadelphia to accept the union's appeal. The union counsel, Arthur Goldberg, earlier indicated the USW was prepared to act immediately.