

Council Tells Planning Consultants— UC Building Freeze Must End By Dec.

By Jack Rannells

Santa Cruz councilmen told their planning consultants last night the December 1 deadline for thawing the University of California area building permit "freeze" must be met.

"I think we all understand that the freeze is not to be delayed for any cause — the federal government or anything else," Councilman George Wilson said, summarizing a 40-minute discussion of possible delays.

The two-hour session was planned — and ended — as an X-ray view of the Santa Cruz that is expected to grow to population of 120,000 by 1990.

But, first, Consultant Syd Williams updated the council and planning commission on the status of the city master plan and the more intensive University of California community plan studies.

The former is right on schedule, he said, with the general plan due next spring.

The latter has not begun. The federally assisted program is being administered by the state and final release of funds is tied up in processing.

Councilmen asked why the planners don't draw on funds for the city program to get on with the university plan—which will provide key information for the former, anyway.

Williams said the release of funds is tightly controlled. Any expenditures on a program before its formal authorization would not be reimbursable, he said. "This could be embarrassing to you financially."

If funds are available by June 1, the accelerated university area planning should be completed by January 1, Williams said.

The "freeze" on building permits in the area then could be lifted, he added.

Wilson reminded him that property owners have been assured the freeze will be lifted about December 1, earlier in the county area.

He and Councilman Norman Lezin both suggested that the city master plan program should be speeded so that Santa Cruz can influence the university plan.

"We want the first say, so we can tell them this is what we have planned and this is what we want — not the other way around," Wilson told Williams.

Williams' report was on the Santa Cruz of today and included comments on some of the changes that might be expected by 1990.

Foremost, population in Santa Cruz township probably will increase six-fold to 240,000. Assuming reasonable annexation, about 125,000 would be inside the city limits, requiring about 50 elementary schools where there presently are seven.

Councilman Ted Foster suggested that, rather than planning the town for this influx, it might be planned for "whatever population would be nice" and held there.

Williams said that in the master plan a "holding capacity" — the number of people which can live in an area under good zoning standards — must be set for presently developed areas.

Open areas should fill in a manner more atune to the expected population explosion, he said.

In another field — recreation — Williams said the city should reach its "holding capacity" for visitors well before 1990.

This should tend to level off the disproportionate seasonal economy and heavy commercial land use traits noted in Santa Cruz, he said.

The high senior citizen ratio should drop considerably, he said.

The Santa Cruz seen by Williams and his assistant, former city planning director Robert Cook, included:

VACANT — It has about half the percentage of vacant land that most cities do, reflecting a lack of annexation.

DEVELOPMENT — A high percentage (37) of single-family dwellings was noted. Percentage of land in commercial use (3.4) is about twice normal, reflecting the tourist orientation. Industrial use is typical (2.9 per cent) DeLaveaga park distorts public property (15.6 per cent).

HOUSING — Occupancy rate is low. Per cent of deterioration is twice the state average, with the deficient units having the lowest percentage of owner-occupants. The city-wide aver-

age of 2.5 persons per dwelling unit is the lowest Williams knows of.

PUBLIC FACILITIES — A 10 per cent increase in space is needed for present city administrative functions, 82 per cent for the corporation yard, and 200 per cent for the library.

Hospital beds in the county should be increased to 700 by 1990.

FISCAL — Per capita income is below average. Bonded indebtedness is in the lower bracket of cities, however.

EMPLOYMENT — About 11 per cent are employed in manufacturing, compared with a state-wide average of 22. With university induced industries, the per-

centage might raise to 15 — considered "healthy".

Retail employment is high, reflecting tourist orientation.

Government employment is low (11.4 per cent) compared with the state or bay area percentages. This is considered favorable.

AGE — The percentage of persons over 65 is 25 compared with 8.8 in the state. Figures were 20 and 8.5 per cent in 1950.

Williams said the basic research gives planners a grasp of the community and will give substance to the final master plan. However, the university adds a unique factor which will require continuous reappraisals of normal projection steps.

County Highway Priority List Presented To State Chamber

County highway priority recommendations for 1962 were presented this morning to the state chamber of commerce central coast highway committee.

The list is virtually unchanged from last year's except for the deletion of the portion of the Santa Cruz-Los Gatos highway calling for construction to full freeway status between Granite Creek road and Glen Canyon road. The work has been completed.

The priority list, which the state chamber presents to the state highway commission as a guide for the 1963-64 highway budget, was turned over to the committee by Fred McPherson Jr., chairman of the Greater Santa Cruz Chamber of Commerce highway committee.

A progress report on the priorities as submitted previously was given by J. P. Sinclair, assistant state highway engineer in charge of district IV which includes Santa Cruz county.

Sinclair said he expected work on the Watsonville by-pass highway would get under way during the 1963-64 fiscal year. It will go from the old Watsonville airport site to Roache road.

It will be a two-stage project, the first being grading and construction of structures. A year later, after earth settlement, paving will begin.

Sinclair gave the following reports on other local highway priority work classified as projects for construction of right-of-way allocation to permit prompt construction:

1. Highway 9, balance from junction with Saratoga Gap to Boulder Creek, improvements and realignment, inactive.

2. Chittenden Pass road, realign and rebuild, surveys and design are under way on connection between Main street in Watsonville to new Watsonville by-pass freeway, a 1.7-mile section.

3. Santa Cruz-Watsonville freeway, build to full freeway status, interchanges at Park avenue and State Park drive with related frontage roads are financed and plans complete.

4. Highway 9 from Felton to Sims road interchange, relocation and build to freeway status, route studies are under way.

5. Hecker pass, from Watsonville to Carlton road, improve-

ments, freeway route adopted between new Route 56 to one mile east of Casserly road, a distance of 3 miles. Surveys and interchange studies under way.

The highway engineer reported the following status of projects for surveys, designs and commencement of right-of-way acquisition, second category on the priority list:

1. Mission street (Highway 1) from Highland avenue to Swift street, right-of-way acquisition, project report studies delayed pending planning of new University of California campus and review of area traffic situation.

Sinclair stressed that the state is not bound to make Mission street the route but that is one of the alternatives and is designated such only to serve as a method of making reference to the project.

2. State Route 42 from Big Basin park to Skyline boulevard at summit, rebuild, inactive.

3. Skyline boulevard from San Francisco to the Santa Cruz-Los Gatos highway, widen and straighten portions and construction, design under way for channelizing intersection at junction of Skyline boulevard with the freeway.

4. Big Basin highway from Boulder Creek to east boundary of Big Basin park, realign, inactive.

5. Hecker pass from Carlton road to Santa Clara county line, rebuild and realign, inactive.

Aerial studies have been ordered in preparation of a route survey of the long-range project, completion of the Santa Cruz-Los Gatos freeway from Scotts Valley to Los Gatos to full freeway status.

Estes Case Is 'Capitulation'

Washington (AP) — President Kennedy says his administration cracked open the Billie Sol Estes case and is "staying right on Mr. Estes' tail." But Republican Sen. Karl Mundt charged today the administration held back on a crackdown on the indicted financier.

Mundt called it "complete capitulation to a guy out on the make."

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