

Westside condos get the nod from the Santa Cruz Council

10/27/82 *Sesfemel*
SANTA CRUZ — Developer Don Fultz had to settle for a split vote from the City Council Tuesday in getting his latest project approved.

Fultz is the city's leading builder of low-cost houses and was seeking approval for a 10-unit condominium project as part of the Mission Gardens development.

The development is located off Grandview Street, on the north side of Highway 1 going toward San Francisco from Santa Cruz.

Fultz explained the 10 units will be right behind a large shopping center he is going to build on the five acres to the south of the condos.

As Fultz explained his full plans, Councilmen Joseph Ghio and John Mahaney said they didn't want to approve the housing without looking at the entire plan for the shopping center.

Fultz said the center was no secret and that planning staff had known of the shopping center plans for the past couple of years.

He added the planning commission hadn't requested the shopping center plans so they weren't included.

Ghio and Mahaney said they wanted to see them before approving the housing.

Fultz said his housing plan includes the 16-foot wall that will face the housing development when the 78,000 square foot shopping complex is completed.

The shopping center would include a major market and a major drug store, he said.

Fultz said the price of his 676-square-foot condos with one bedroom will be at \$49,850 and that the two-bedroom units with 1,200 square feet will be in the low \$70,000 range.

His plans were supported by Councilmembers Mardi Wormhoudt, Spiro Mellis, Bruce Van Allen and Mayor Michael Rotkin.

Fultz commented he felt that the past two times he's come before the council "I've been getting a hammering."