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## East Side Zoning Request Turned Down By Planners

By Jack Rannells

City planning commissioners last night stood solidly behind the master plan program they requested last summer in unanimously denying a massive East Side rezoning request.

The recommendation on the East Santa Cruz Businessmen's association request automatically goes to the city council for hearing.

Larry Bertsch, association president, said this morning he will reserve comment until after the association meeting Thursday night.

"It will take time to evaluate the decision and make future plans," Bertsch said. He said he did feel the rezoning request presentation was warmly received by the crowd, if not the commission.

About 100 persons, primarily East Siders, crowded the council chambers for the four-hour session. This was roughly divided between criticism of an East Side economic survey and the actual rezoning hearing.

Commissioner Robert Pohl brought this to a head when he moved for denial of the request, which includes some 700 parcels, "on the basis of facts and opinions presented and conclusions reached by the commission."

In addition, he recommended that the proposals be presented to the Santa Cruz of Tomorrow committee on master plan development for further study in preparation of the "sketch" plan.

At this point realtor Ed Hansmann, an association spokesman, jumped to his feet in one of the few disruptions of order during the session, charging, "The mayor and you seven seem to ignore the existing master plan."

He waved a copy of the community general plan approved by the city council in December, 1956, a document which the association repeatedly has offered in support of its requests.

"Our requests are well within the existing master plan," Hansmann said. "What's going to be different about the next one?"

Commissioner Norman Lezin, who met East Side fire headon throughout the evening, answered: "Regardless of what the old plan is called — even if it was a \$10,000 master plan — it isn't adequate in our minds as a basis

for guidance of future zoning."

Hansmann had to be gaveled into quiescence for the council vote.

Outcome of the vote was evident in view of comments by the commissioners during their discussion.

Pohl cited the distinction between master planning and zoning. He said the East Side request was an attempt to combine these and the results were constituting "overzoning."

It is obvious that some feel this large application is the only way they can get extension of zoning. "This is not true," Johl said. "We recognize that the arbitrary zoning line does not agree with property lines and usually grant extensions without question."

Cecil Bates said he feels the massive requests are "premature." He said he had found agreement on this in discussion with individual East Side businessmen.

"Zoning should follow planning," he pointed out.

Lezin declared: "Painting blocks red (on map to designate commercial zoning) just won't make it so. It takes growth of population, wealth and demand."

He said a list of businesses presented by Bertsch as having moved to East Santa Cruz in the past 10 years reflects growth of the entire community.

He pointed out that a number of zone extension requests for individual East Side parcels have been approved in recent months. "It appears to me there is no imminent problem," he said.

Richard Bailey expressed confidence in East Side growth but said he feels a lot more study will be required for any large scale zone changes.

Earlier in the session, association spokesmen again took economist Egon P. (Pete) Winter to task on figures in the economical potential study.

A corrected report indicated apparel sales of \$400,000. Hansmann porported to have signed statements of proprietors indicating \$578,000 of business during 1959.

"If this man doesn't know what is going on in Santa Cruz today how can he make predictions of what will be going on 25 years from now?", Hansmann asked.