

3-2 Split

Zoning Ordinance Changes Okayed In 4-Hour Hearing

By Len Klempnauer

Widespread amendments to the county zoning ordinance were adopted by a 3 to 2 vote of the board of supervisors last night after a four-hour public hearing.

Approximately 200 persons jammed Santa Cruz city council chambers in a standing-room-only situation to hear and voice testimony during the third and final hearings.

For the first time at the hearings, proponents of the amendments outnumbered the opponents. About 70 persons made comments from the audience, with a 2 to 1 favorable ratio.

Three-quarters of the present ordinance is affected to some extent.

Planning Director Bert Muhly said the revised ordinance, effective in 30 days, will enable his staff and the planning commission to get precise zone plans concluded for two areas early next year.

He promised Supervisor Robert Burton that precise plans for Scotts Valley (Area 3) and Live Oak-Twin Lakes-Soquel (Area 6) will be completed by May 30.

Muhly added that immediately after that, plans for the San Lorenzo Valley (Areas 2 and 10) and Aptos-Seacliff-Rio del Mar (Area 7) will be undertaken.

Zoning of the areas has been held up until the revisions were adopted. New classifications created by the amendments are required to place proper zoning on the areas, Muhly has said.

Voting against the amendments were Burton and Vince Locatelli.

Burton said he wanted the amendments referred back to the planning commission to reconsider specific points of conflict raised during the three hearings by the board.

Burton said he couldn't vote for something that isn't perfect.

Hulda McLean moved adoption of the amendments, seconded by Lewis Nelson.

Locatelli asked Mrs. McLean if she would withdraw her motion. He said the revisions shouldn't be adopted until the new board member (Russ McCallie) replaces Mrs. McLean January 1.

Locatelli explained that McCallie would be making the decisions with the revised ordinance.

Locatelli did not state whether he was for or against the amendments per se.

Mrs. McLean answered that she was "happy to be able to make this motion before I leave."

Almost all of the testimony offered last night had been presented at the two previous board hearings and at planning commission hearings when the revisions were formulated.

Points offered by the propo-

nents last night included:

Claude Hoppen of Aptos—Development of the county is being held up because no one knows where anything can be placed until precise area zones are established.

James Singer of Soquel—Hearings on the amendments could be "held until the end of time and not satisfy" everyone.

Robert Fife of Soquel—Land is extremely valuable and, to protect it, there must be orderly development through planning.

Craig Conway of Live Oak—Currently there is a tremendous need for new schools, and proper zoning is needed to determine their placement.

Ivan Netoff of Live Oak—The amendments are not perfect, and in a "dynamic society such as ours, we can't have perfection." The revised ordinance will continue to be revised as "necessity impels."

Ward Baughn of Soquel—People with whom he comes in contact from out of the county are "shocked" that Santa Cruz does not have more "precise zoning in view of the University of California" campus.

Don Levitz of La Selva Beach—Representing the Watsonville Board of Realtors, he said his organization found only "eight points" to disagree with out of 64 pages of rewritten material. He urged adoption with exception of the eight points.

Supervisors denied his request but said they will ask the planning commission to review his suggestions when amendments are considered again.

Kermit McGranahan of Santa Cruz—Concurred with those stating the revisions will permit orderly development of the county.

Among points brought up by the opposition were:

Sally Johanson of Bonny Doon—The zoning amendments are too restrictive.

Bernice Burns of Brookdale—Restrictions are not enforceable. The planning commission would need its own "police" to enforce them.

Theodore Schulz of Aptos—Penalties on violations are too extreme. Although the penalties are the same in the current ordinance, he said the whole ordinance should be studied for revision.

Ludwig Graefe of Day Valley road area—Unenforceable zoning laws "engender disregard" for all other laws.

Karl Schaaf of Ben Lomond—The amendments are "taking freedoms" away from the individual property owner.

Carl Ballinger of Aptos—The large number of proponents present appeared to him like a "stacked deck of cards" because they had not attended meetings before.

There was frequent reference by the opposition to the unusually large number of persons present who looked favorably on the amendments.

Explanation offered was that most persons didn't have time to attend meetings constantly. Also, many had studied the amendments in their own improvement and property owners associations.

Aleene Howe of Live Oak said even though most people don't have time to attend meetings, the board of supervisors shouldn't "believe we're not watching" their actions.

PG WOMAN KILLED CROSSING STREET

South San Francisco (P).—Mrs. Margory Vea Duane, 52, of 1081 Lighthouse Road, Pacific Grove, was killed by an automobile here Wednesday night as she walked across a street to attend a rosary service for her brother-in-law.

Harbor Needs Road, Zoning Cooperation

"What we need most now are roads to bring people to the yacht harbor," Port District Commission Chairman Worth Brown said yesterday at an informal luncheon get-together of city, county, state and federal officials concerned with the Santa Cruz harbor.

Brown responded to the question by Jim Hammond, manager of the Greater Santa Cruz Chamber of Commerce, which had sponsored the affair.

"What can local people do now to help this project's progress?"

Previously, Ralph Ring, harbor business manager presented a rosy picture of "only a few berths left, with local people getting priority." But Brown pointed out that there are still some problems. He also cited the

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