

Holiday Inn

Weather Report

Temperatures for the 24-hour period ending at 8 a.m. today: Maximum, 72; minimum, 40.

Monterey Bay Area — Cloudy tonight with chance of showers. Showers likely tomorrow. Cooler. Westerly wind increasing to 15 to 25 knots tonight.

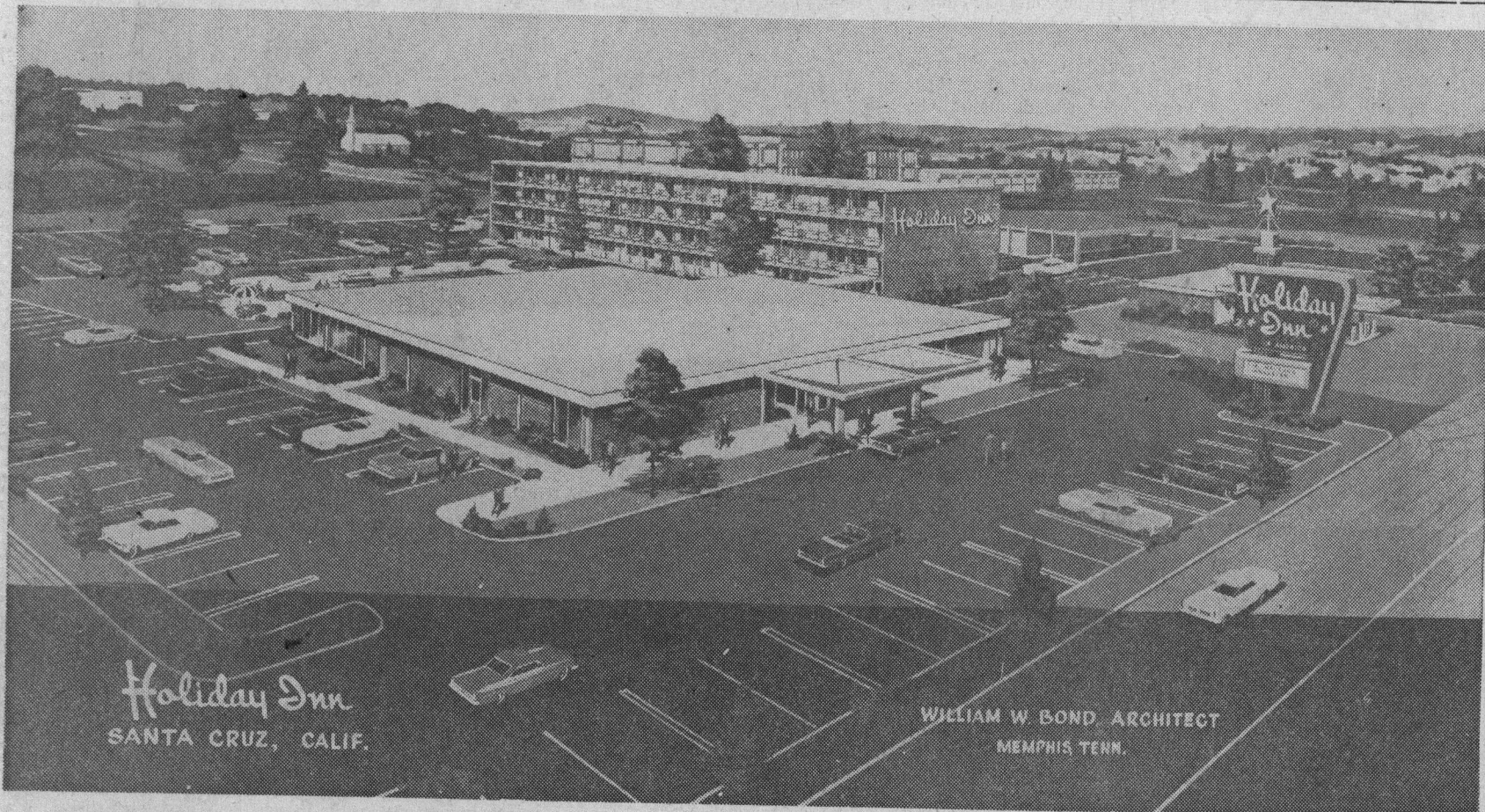
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Shown above is a proposed Holiday Inn motel-convention center complex for downtown Santa Cruz. The plan was approved last night by the city planning commission and comes up for Redevelopment agency action later today. The street in the lower right corner of the photograph

is Ocean street, while the small portion shown in the lower left is Dakota avenue. The single story structure in the foreground is the 6000-square foot convention center, which will have an extended canopy and not the small one shown. In the

middle of the picture is the four-story motel building, while an architecturally integrated Gulf Oil station is behind the free-standing Holiday Inn sign. The county governmental complex is behind the buildings, when viewed from the angle shown above.

Planners Approve Holiday Permit; Agency To Act Today

By John Elliott
Sentinel Staff Writer

The Santa Cruz city planning commission last night approved issuance of a use permit to Holiday Inn of America for construction of a motel-convention center downtown, at the intersection of Ocean street and Dakota avenue.

The Holiday Inn request, made by its northern California franchise holder, Chatmar, Inc., of San Francisco, still requires approval of the city council and the Santa Cruz Redevelopment agency. The agency is expected to act on the matter at a meeting this afternoon.

Proposed last night by Chatmar representative Jere Hooper was initial construction of a four-story motel with 121 units; a convention center of 6000 square feet with banquet-style facilities for 400 individuals; parking for 204 cars; a cocktail lounge and coffee shop; adobe facade with redwood trim on buildings; and an architecturally integrated Gulf Oil service station.

Hooper told commissioners Holiday can later construct a four-story, 99-unit addition, with over 200 parking spaces, on a smaller agency parcel on which Chatmar has placed a deposit.

Landscape drawings are not yet completed, he

said, but it is planned to save some trees while those that are removed by construction will be more than replaced by new planting in other areas.

A major change in site usage has the convention facility at the corner of Ocean and Dakota, while the service station is further back.

The planning commission unanimously acted on two measures last night, the first to change planned development on the land from "multi-family residential" to "motel, motor-hotel convention center or a combination of essentially related similar uses"; and the second to pass a resolution approving the use permit.

Both actions go to the city council for final approval or denial. The zone text change will require two hearings and a 30-day waiting period, which could mean a delay of from six to eight weeks before final passage is secured.

Carl Nelson, agency chairman, who appeared with Hooper before the commission, indicated Holiday wants to begin construction at the time final passage is achieved. Nelson, who resigned from the planning commission earlier this year, urged affirmative action on the use permit request last night, warning that too great a delay would likely halt construction for a year.

Neal Walton, city planning director, and David Armstrong, associate city planner, both told commissioners that Holiday's plans had not arrived in their office until late Tuesday and that they had not had sufficient time to thoroughly study them and make recommendations.

Nelson remarked that the agency has adequate contractual provisions to enforce site supervision requirements, that city staff members have been included in planning developments to the present time, and that the agency could lose \$8000 through refinancing requirements if approval was not secured by April 1.

After considerable discussion, commissioners approved the resolution granting the use permit with three conditions: 1) more parking will be required if there is an addition to the complex; 2) landscaping on the west should be related to San Lorenzo park, while certain trees are to be saved or replaced and some landscaping will be necessary to break up the appearance of a large asphalt area; 3) provisions of the city's sign ordinance are to be met.

Hooper replied "very definitely" when asked if the conditions were acceptable to Chatmar and whether developers would confer with city staff personnel in order to implement conditions.

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