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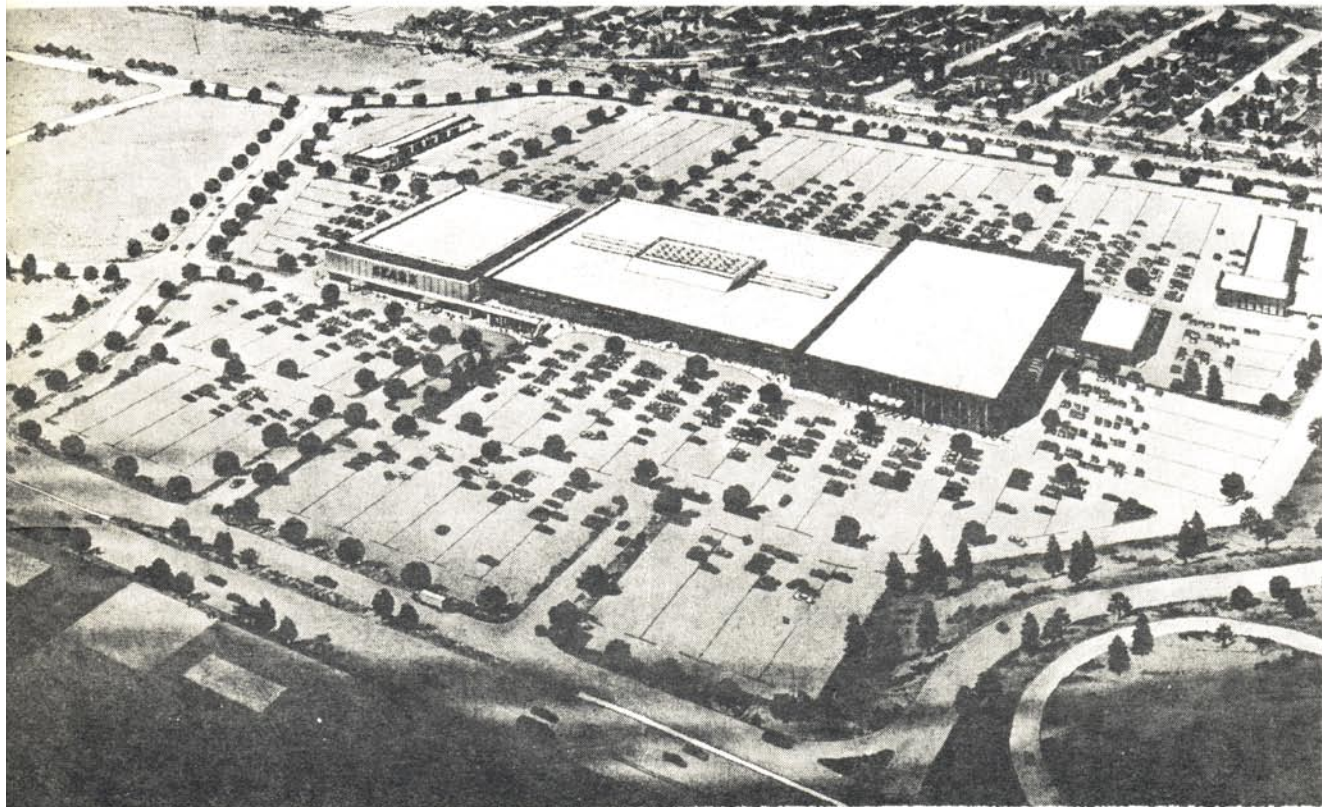
Voice of 238,191 North San Mateo County Residents

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The giant Tanforan Shopping Center was given approval by the San Bruno planning commission Monday night. Construction is expected to start in May with the opening slated for the fall of 1970.

Tanforan Center Approved

by Ron Bates

The San Bruno Planning Commission Monday night gave the long-awaited green light to the Hapsmith Company for the construction of the Tanforan Park Regional Shopping Center.

To the delight of several San Bruno residents who attended the public hearing, the commission unanimously approved the two-story, all-enclosed multi-million dollar project.

Hap Smith, the developer, appeared before the commission with a number of executives of businesses who will locate in the shopping center and the technical staff which will be involved in the design and construction of the center.

Smith prefaced his presentation with the remark, "San Bruno has waited a long time for this center."

He said that efforts to construct a center in San Bruno before failed because those persons attempting to build it didn't have the experience.

"To develop a shopping center is the most complicated of all real estate business," Smith explained.

In that regard he presented representatives of the architect, Victor Gruen, who has designed 52 centers and the contractor, the Ernest Hahn Company, which has constructed 88 centers.

Representatives of the two major tenants in the center—Sears and Roebuck and the J. C. Penney Company

—told the commission that the percentage of the center proposed for landscaping (7.5 percent) and the parking ratio (5.0 per 1000) square feet) were more than adequate to meet the needs of the center.

Construction of the center, according to Smith, will begin in May and the center will be completed by 1971. Sears is projecting an opening in July 1970.

While the regional shopping center question breezed through the commission with little questioning, the board members spent almost two hours on the massive apartment project planned by Alpha Land Company on Sneath Lane.

Much of the complications arose over develop-

ment details of the adjacent property owners.

The project, called the Indian Creek Apartments, was narrowly approved by a 4-3 vote of the commission with Chairman Walter Hensel breaking the tie vote.

The firm's representative, John Griffin, explained that a month's delay of the project would seriously hamper the firm's efforts to construct the apartments.

"We have gone to considerable expense in time and research to be able to present these facts to you tonight," he said.

The commission okayed the project but stipulated that the three property owners get together as soon as possible to solve the questions of sanitation, grading and ingress and egress.