

Post office zone flap cleared up

A "drafting error" is apparently responsible for the misunderstanding between the county planning department and Aptos Village Urban Design Committee.

A letter was sent to committee chairman Ralph Sanson last week, detailing the zoning history of the Aptos post office site at the Trout Gulch Road — Cathedral Drive intersection in the village. Two weeks ago, county planner Mrs. Susan Blair said the property was zoned R-1-6, single-family homes. Committee member Dwight Sharpe, a real estate salesman, contested that, saying his records, maintained by the county, showed that property was zoned RM-3 — multiple-family residential.

Mrs. Blair now says the property was zoned RM-3-PD on Oct. 18, 1973. On July 4, 1974, another ordinance became effective, which contained a drafting error showing the property to be zoned R-1-6.

Now, there is a new ordinance, effective Feb. 27, that will officially change the property back to RM-3-PD zoning.

The committee will be holding a public session tonight, 7:30 p.m., in room 426 of Cabrillo College, looking for acceptance or rejection of the plan that calls for a restructuring of the village.

Mrs. Blair has also confirmed a conversation with Warren Branscum of the U.S. Postal Service's real estate division. In a letter to Branscum, she confirmed a county counsel opinion that a post office can be a conditional use in a RM-3-PD zoning, eliminating the need for a rezoning application.

Earlier, the county had attempted to get the Postal Service to submit a rezoning application and a planned development permit — two items that postal officials maintain they are exempt from because of their quasi-federal status.

Mrs. Blair's letter also acknowledges that the Postal Service is exempt from all local planning regulations, but confirms that the Postal Service is willing to work informally with the county planning department in informing the public about the post office plans.