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## Aptos examines plan for stores

Plans for construction of a two-building shopping complex in Aptos Village is causing concern among directors of the Aptos Chamber of Commerce. It arises over the fact the Aptos Village Plan has never been accepted by Santa Cruz County supervisors.

The matter came up at a chamber directors meeting this morning when Glenn Specht discussed the impending construction. She suggested the chamber ask the county to require the developer to follow provisions of the Village Plan in designing the project. Mrs. Specht also wants the chamber to prod the county supervisors into accepting the General Plan.

The project to which she referred is one planned by McSherry and Hudson Real Estate and Insurance of Watsonville. It calls for the construction of two 130-foot-long buildings which will contain small retail shops. Called the Village Station, the buildings would have wooden exteriors and be designed to resemble a railroad station. It is planned to erect the buildings on a portion of the Southern Pacific right-of-way, north of the tracks through the village and west of the Bay View Hotel, and on a portion of the land owned by Granite Rock Co. adjacent to the Hopkins right-of-way. According to Fred Hudson, the plans call for saving the two large trees — one pine and one fir — on the Granite Rock property, under which one of the buildings would be constructed.

Hudson says the plan also calls for

improving the entrance of the Hopkins right of way to the property, connecting Granite Way to Hopkins right-of-way, and developing a frontage road access through the present parking area along the railroad tracks, to connect with Trout Gulch Road.

This isn't the first time around for this plan. It was proposed three years ago, but was blocked at that time at the county planning commission level because the Aptos Village Plan was then being put together by an advisory committee working with the county planning department.

But although the Aptos General Plan was adopted by supervisors, the Aptos Village Plan, designed as an element of the General Plan, never was, mainly for political reasons. It was declared a dead issue by former Transportation Planner Myron Jacobs.

In the Village Plan, the area in which McSherry and Hudson want to build the Village Station is designated for parking, a visitor's center and as the gateway to Nisene Marks State Park.

Now, the developers have applied again to the county for permits, and Mrs. Specht and some other chamber directors are worried the permits will be issued without the county requiring the developer to adhere to the principles contained in the village plan.

Another director, Mrs. Lucile Aldrich, said, "Until the traffic problem (in the village) is solved, I don't see how the county can grant any kind of permit."

Chamber president Virgil Kester was of a different mind about having the

county adopt the Village Plan and requiring the builder to adhere to it.

"I don't like putting another layer of government control on this," he said. "Can't we (the chamber) go to the developer and ask him to follow the plan?"

His suggestion didn't gain much support, for the directors voted to have Mrs. Specht write Planning Director Henry Baker asking that the Village Plan be accepted, that the developer of any project in the village be informed of its existence, and the chamber be informed of any permit applications in the village.

Mrs. Elinor Payne, legislative aide to Supervisor Marilyn Liddicoat, said after the meeting that Mrs. Liddicoat wants to bring the Aptos Village Plan back before the new board of supervisors, but is worried about a solution to the traffic problem in the village. "She wants time to study that," Mrs. Payne said.

In other business, Chamber directors:

—Voted to raise chamber dues. The \$8 individual membership will be \$10 and the \$25 business membership will be \$35.

—Voted to donate \$50 to the Cabrillo Music Festival. Another \$25 was pledged by individual members of the chamber board.