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# Deer Park Shop Center

## \$64,000 Bond Is Posted

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The first concrete step in development of the Deer Park shopping center in Aptos took place Wednesday when developer Bob Marani posted a \$64,000 bond for construction of the Rio Del Mar intersection improvement project.

The bond fulfills a condition of his approved use permit which

requires that he pay for a portion of the intersection project by May 1.

The bond given to the county insures that Marani will deliver full cash payment of the \$64,000 by July 31.

However, in a report to the county planning commission, the planning staff has indicated that there still may be a question "whether the applicant will

be successful in developing the approved Deer Park Center."

The reason is that Marani has been unable to obtain financing for the project up to this point, according to the staff report.

Annexation to the county sanitation district — an additional condition of the use permit — has also been stalled "due to the applicant's inability to finance the project including sewer connection fees and improvements," according to the staff report.

The Local Agency Formation Commission has granted an extension until Sept. 3 to fulfill this aspect of the use permit, said the report.

Marani's lawyer, Ray Scott, has denied the report that the project may be in financial troubles.

"We have people coming out of our ears that are interested in financing this project," said Scott. "There is no question in my mind that the center will be built."

He said that currently, no backer has been chosen for the project.

He added that Marani is presently deciding who he wishes to go with in terms of financing.

Scott also noted that the bond, plus expenditure of an additional \$32,000 was indication that the project would be carried through.

"Just what we did the other day — with the bond and land donations — comes close to \$100,000. I don't think Bob (Marani) would make those expenditures unless he was pretty sure the project would go through," he said.

The property donations Scott referred to includes donation of three small properties to the county for realignment of the Rio Del Mar - Club House Drive intersection.

Marani has also paid \$4,000 to the county for design and landscape costs, said Scott. The solidity of Marani's project, however, taken into account when the county planning commission examines zoning changes for the site.

According to Planner John Warren, the county will review a proposal to rezone a portion of the property from an unclassified building site designation to commercial.

He said that it is the county's policy to rezone property to a commercial classification only if it is sure the project would go through.

Staff would not recommend rezoning to commercial for this property if the center was not developed, according to the report.

Denial of the rezoning would not affect Marani's use permit, according to Warren.

REFERENCE

APTOS BRANCH  
LIBRARY