

Work to start soon on Deer Park

By BUD O'BRIEN

The architect for the shopping center project on Deer Park property in Rio del Mar said Tuesday night the main portion of the center should be completed by next November.

James Ellmore, who is designing the shopping center for the Carl Swenson Co. of San Jose, told directors of the Rio del Mar Improvement Association that ground preparation work on the project should start next month and construction in June.

Ellmore and a representative of the landscape architect showed the directors the nearly-complete plans for the shopping center. The property involved, which originally included about 21 acres, has been split in two, Ellmore said. Swenson has taken possession of about nine acres, on which the shopping complex will be built. The remainder, mostly the apple orchard, will be the property of Robert Marani, the Aptos consultant who laid the groundwork for the new shopping center.

No major changes from the original concept of the shopping center, which won approval some time ago of the county planning commission, have been made in the final plans shown by Ellmore Tuesday night.

Some negotiations are still underway with

key tenants, Ellmore said, which has meant some delay in final designs of certain buildings. Among these are Bank of America, although Ellmore said there was little doubt accord would be reached.

Some negotiations are still going on concerning Deer Park restaurant, although Ellmore said it appeared certain that Santa Cruz restaurateur Al Castagnola would be operating the restaurant. He said the existing restaurant building will be retained, although considerable renovation work will be required. There will also be other estaing establishments in the center, he said, including outdoor dining facilities.

The most significant departure from the original plans is the decision to tear down the old barn that sits above the orchard. Ellmore said it was determined that the barn was not salvageable. But he said a building retaining the characteristics of the barn would be built on the spot.

Among the tenants already signed up for the center, he said, are DeLuxe Food Market, which will be the largest business in the center with 20,000 square feet of floor space; a pharmacy, a savings and loan office, a liquor store, a travel agency and several others.

The directors voted to commend the shopping center developers for planning an attractive complex that will not clash with

the surroundings in the Rio area.

The directors also voted to support the application of Grant and Lawrence Wrathall for permission to install radio transmission facilities on the Cabrillo Golf Course property between the freeway and Soquel Drive on Mar Vista Drive.

The Wrathall brothers have Federal Communications Commission permits to operate a radio station in the Aptos - Capitola area, but were turned down by the county zoning administrator when they sought a permit to install antennas on the property. The zoning administrator ruled that the property was reserved in the general plan for residential development and that the antennas would not be appropriate structures in the so-called "scenic corridor" through which the freeway runs.

The improvement association directors, however, noting that the Aptos Terrace Improvement Association had urged approval of the radio station permit, said that the type of antennas planned by the radio station operators would be less offesnive esthetically than the low-income housing that would probably be the alternative. They voted to support the radio station request.

The Wrathall brothers are appealing the zoning administrator's ruling to the planning commission, which will consider the appeal tonight.