

Aptos Housing Project Gets

By KEITH MURAOKA
Sentinel Staff Writer

A proposed 138-unit Seabreeze housing proposal near State Park Drive in Aptos, with 35 percent of the units targeted for low and moderate-income persons, won the favor of the county Planning Commission Wednesday.

Developers McKeon Construction still must obtain Coastal Commission approval.

The project is on 13.3 acres about 1,000 feet west of State Park Drive. It is adjacent to the existing Seacliff Mobile Home Park with access from McGregor Drive.

It calls for 90 townhouses and 48 condominiums. The condominiums are set in a quadrangle design and are targeted for low and moderate-income persons. The reason for the high 35 percent requirement is because 15 of the units are credited from the developer's Soquel Knolls project on Wharf Road.

Much of the discussion centered around the fact that the condominiums are centered in one area of the development rather than dispersed throughout. The reason for this, explained project planner Richard Frisbie, is because of the project's two distinct types of housing.

"There are not only 90 townhouses compared to 48 condominiums, but the townhouses will be more expensive because of the ownership of land is involved," said Frisbie. "Maintenance and expense fees will be higher in the townhouses, so we wanted to center the condominiums in one area." Two homeowner associations are proposed.

The question of adequate water from the Soquel Creek County Water District also came up from Meryen Garibotto, representing the Seacliff Improvement Association. Garibotto is also a director on the water board.

He noted that water service is not guaranteed for the Seabreeze development. In addition, the 15 units credited from the Soquel Knolls project called for "reasonable dispersion." He added, "Forty-eight units in one location is by no stretch of the imagination reasonable dispersion."

Commissioner Celia Von Der Muhll, who cast the dissenting ballot in the 3-1 vote for ap-

proval, agreed. She also cited the absence of solar heating provisions and mitigations for noise.

"The fact is this development is next to Highway 1," she said. "I think there should at least be a setback and large buffer area. This proposal as is exposes people to levels of noise pollution we shouldn't expose people to."

Commissioner Charles Rowe also was concerned with the noise impact and lack of open space. The high percentage of low and moderate-income units, however, was the overriding factor in his support of the project.

Joseph Head, representing McKeon Construction, cited the noise mitigation measures proposed by acoustical engineers.

These included a series of intermittent walls and fencing.

At one point, Von Der Muhll noted that "closing the windows" as stated in one part of the report, was a "substandard" way of coping with the noise.

Head did agree to plumb and wire the townhouses for possible future solar heating.

Commissioners Ivan Eberly and Bill Gotthold answered concerns about water saying they didn't feel a developer

would risk millions of dollars on a project that couldn't get water service.

Planners' Approval

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