

to 1979

Aptos Swim Club Gets Its Rezoning

The Aptos Beach Swim and Racquet club finally got its property rezoned so it can proceed with conversion plans for the Aptos Beach inn at Rio del Mar.

The board of supervisors yesterday approved a multiple-family residential with design community (R-3-D) zone for the property, previously single-family residential (R-1).

The inn was a non-conforming use during the past years.

The club's developer, Pete Denevi must obtain a use permit and subject his plans to design review by the board of zoning adjustment. Adoption of the new zoning just makes the use permit procedure possible.

Again yesterday, as in previous hearings, adjacent property owners protested inadequate parking.

The club's attorney, Ray Scott, repeated comments that it is impossible to provide adequate parking. He said the parking problem can be solved "only to a limited extent."

Scott said the 80 new spaces will be provided by the club, parking will be sufficient most of the time, and only on special events—such as tournaments—will there not be enough spaces.

H. K. (Tiny) Clark said home owners on Rio del Mar boulevard are going to suffer as always with blocked drive-ways if enough parking isn't provided.

Mrs. Carlyle Miller, who represented the Rio del Mar Improvement association, said her group is in favor of the club but "every possible inch" should go for additional parking.

The point of controversy was four lots at the lower point of the property, not included in the rezoning.

The parcels were left out, said Scott, because two of the owners of the club property wish to build their own residences there.

Mrs. Miller said the lots should be included in the rezoning at this time and should be for parking. If experience shows this area isn't needed for parking, then "nobody would object" if it is removed for parking, she said.

Scott explained that the club owners could have included the "point" properties in the rezoning and then go ahead with single family residences anyway because it would be permitted in the R-3 district.

However, they were left out, he said, because the owners don't want to do anything that Rio del Mar residents aren't aware of.

Scott added that the owners also are willing to work with the county on improving a 20-foot easement for parking use parking space.