

Aptos Village Urban Design Plan Isn't Adopted

The Aptos Village Urban Design Plan was up for adoption by the county planning commission at a Wednesday night public hearing at Cabrillo College.

It didn't get adopted.

After listening to the testimony, the commission said it wanted more information before making a decision on the plan. Specifically, it wanted more facts on roads and transportation, schools, sewers and water. After directing its staff to collect that data, it also told them it might be a good idea to come up with a time schedule for accomplishing the various parts of the plan.

If and when the plan is adopted, it will become an element of the Aptos area general plan. State law requires that zoning in an area be made to conform with the area's general plan.

While the urban design element recommends no specific zoning, it does recommend some land uses that might require a zoning amendment.

Therefore, the overall zoning amendment of the Aptos general plan has been delayed pending adoption of the urban design plan. The planning staff says it doesn't expect work to start this year on the overall general plan zoning conformity project.

The planning commission hearing drew a meager crowd of about 50 to Cabrillo's forum building.

Members of the community who did show up and who were concerned with zoning at all sang the oft-heard refrain: "I'm here in God's country now, so keep everybody else out, lest we create what we ran away from."

There was only a smattering

The plan was presented at the Wednesday hearing by Susan Blair, associate planner of the county planning staff. The plan now is back in the hands of the staff so it can gather the in-

formation requested by the planning commission. It probably will take two months to gather it, and another planning commission hearing will be held at that time.

Several members of the audience asked questions about state plans for the Forest of Nisene Marks State Park. The commission was unable to answer them, since it has no

control over what the state does with the park.

There were some questions about Sunday's Sentinel article on plans by a San Diego firm to buy and develop the entire Ap-

tos Village.

Commissioners weren't able to answer those either. They said that have had no word on the plans and that no application has been filed.

There was only a smattering of concern from those who thought their land would be worth more if they could divide it into smaller parcels.

The preliminary urban design study is the product of several months' work by an eight-member citizens advisory committee headed by attorney Ralph Sanson. The group worked with planning consultant Richard Peterson Associates to analyze land use, circulation and community design concerns related to village uses: commercial, residential, parking and circulation, open space, services and recreation.

Land use densities recommended in the preliminary urban plan all are within the range of those called for in the general plan.

REFERENCE

