

Planners ask for more information on Aptos services

By BOB SMITH

County Planning Commissioners agreed Wednesday that the Aptos Village urban plan is a good framework for future Village development, but they want some more information on its relationship with the surrounding areas before passing upon it.

The commissioners told county planning director Kay Bowden to gather some information about what effect building densities as high as 19-23 units per acre and commercial uses will have on the area traffic system, the utilities and other services in the area.

Mrs. Bowden told commissioners that it would be at least two months before the commission could be given the data it wants on future county transportation plans, the sewage system, the ability of the Soquel Creek County Water District to serve the area, and the impact of new residential construction upon the area's school system.

Mrs. Bowden said the date, time and place for another public hearing will be advertised when the data is compiled later this summer.

The decision to postpone came at the end of a three-hour public hearing in Cabrillo College's forum building that saw some property owners protesting the individual

designations that would restrict commercial development on their property, and a small group of residents — generally living outside the Village study area—objecting to any proposal that would turn the Village into a focal point and thus attract additional people to the Aptos Village area and into the Forest of Nisene Marks State Park. They also objected to proposals from the citizens committee, appointed by Supervisor Dale Dawson, that the Village core should contain high-density garden apartments and townhouses.

Proposals to develop the Village into commercial areas drew them ire of some Aptos residents, but restrictions on the ability to develop particular parcels in the Village drew protest from property interests.

Fred Hudson of Watsonville insurance-real estate development firm of McSherry and Hudson opposed the committee's recommendation that property owned by Granite Rock lying on the east side of the Hopkins right-of-way, and north of the Southern Pacific tracks be devoted to some sort of "entrance" activity associated with Nisene Marks. Hudson translated that recommendation into a proposal for a parking lot on the property. He told commissioners that he had been working for about two months on a proposal to build a small shopping center on the Granite Rock property but he didn't know about the study or its plans for the village until last Friday.

The committee had been working on the report for nearly a year and all of its meetings and its proposals have been published in local newspapers. Resident Diane Klein said she is interested in "the preservation of the Village as is, and also in the preservation of the present ownership pattern in the village."

Referring to a report last Sunday that a San Diego-based development firm is now conducting a feasibility study on buying and developing the entire Village area, Ms. Klein said residents in and around the village are extremely unhappy.

"There are a lot of unhappy feelings about that proposal," she said, "and I'm here to protest it. Maybe the Village should made a historical monument but these people are here to make money not to preserve the village."

She then asked commissioners, planning staff members, and the audience if anyone knew who was making the feasibility study.

The answer was no, since Lucille Aldrich who told the Aptos Chamber of Commerce about the plan last week had left the hearing five minutes earlier to catch a plane to Washington, D.C.

Mrs. Bowden told the commission that her staff knew "nothing more than what they read in the newspaper. We haven't received any applications nor have we been contacted by anyone."