

Parts of Aptos, La Selva rezoned

Santa Cruz County Planning Commissioners Wednesday night made some zoning changes in the Aptos and La Selva Beach areas.

The changes were made at a meeting in Santa Cruz to bring the zoning into conformance with the Aptos and La Selva Beach General Plans.

Public hearings on the proposed changes have already been held and Wednesday night planning commissioners acted on final recommendations made by their staff.

One topic debated by commissioners was zoning on the Polo Grounds and of the Rio del Mar interchange.

Commissioners argued whether the Polo Grounds zoning should be for agricultural or for "unclassified" uses.

Commissioners Robert Petersen and Stanley Nielsen wanted the Polo Grounds to be zoned unclassified, which they said would designate the property as an agricultural area to be developed in the future.

Commissioner Jason Goldstein, however, felt the Polo Grounds should remain in an agricultural zone until adequate sewer services are installed there and the property is ready to be developed.

The commissioners voted in support of Goldstein's suggestion to keep the Polo

Grounds in an agricultural zone, with Petersen and Nielsen dissenting.

They then voted to send their recommendations for re-zoning of the entire Aptos area to the Board of Supervisors for final approval.

Regarding the re-zoning of La Selva Beach properties, commissioners discussed again recommendations for several parcels.

They denied a request by Bill Ray, a representative of the La Selva Beach Ranch Company, to change the zoning of 75 acres of ranch property to allow construction of houses. Ray felt the property, which is now zoned agricultural, is not suitable for farming due to erosion problems.

Commissioners, wondering if the erosion problem would make the property any more suitable for building sites, denied Ray's request which was previously discussed at a public hearing in La Selva Beach. They voted to give the property an agricultural zone classification, with commissioners Paul Moser and Petersen dissenting.

Commissioners also voted to make no changes in the zoning of 43 acres at the east end of Rancho Road. The property owner had requested the land stay in its current

classified zone, because he felt this would be the most appropriate zone classification to accommodate plans he has for development in the future.

Commissioners postponed until Nov. 19 voting on changes in the zoning in areas south of San Andreas Road.

They wanted to give residents who may be opposed to the recommendations a chance to be heard on the changes before they vote.

A La Selva Beach resident told them some residents in the area were under the impression from newspaper articles that no changes had been proposed for the area south of San Andreas.

Acting planning director Henry Baker had recommended this area be zoned for residential — agricultural uses with 2½-acre minimum building sites and several spots of agriculturally zoned parcels.

In other matters, commissioners:

—Approved a use permit application to convert an abandoned gas station site at Riverside Drive and Judge Road into a building supply yard. The application was made by Eugene Cox for Exxon Co.

—Directed Baker to organize agendas so that night Planning Commission meetings do not continue past 11 p.m. and day meetings, past 5 p.m.