

# Aptos Junction Project Receives Planners' OK

An unusual approval for the proposed Aptos Village Junction development has been given by the county Planning Commission to build a second-story residential "shell" with occupation to be withheld until water service is approved.

The commission made the determination at a late hearing Wednesday night. The large project is a commercial-residential mix to be located at the end of Granite Way near Cathedral Drive in Aptos Village.

While applicant Ron Miller already has been guaranteed water service for the 33,030 square feet of commercial and office space, Soquel Creek County Water District directors have refused to allow a variance to its connection moratorium for the 17-residential-unit portion.

Commissioners gave Miller 90 days from the time its recommendation is approved by county supervisors to appeal to the Water District. If he is not successful, only the second-story residential shell will remain until water service is approved.

Early in the hearing, commissioners questioned the approval of the shell without water permits. Applicant spokesman Dick Allen even termed it "a curious breed of building permit."

Planning staff, however, reassured that the residential units would not be allowed to be completed until water approval is given.

Other discussion centered around the proposed 145 parking spaces, which represented a 20 percent reduction from the county's parking requirements.

Aptos residents Lucile Aldrich and Glenn Specht both spoke against the reduction in citing impacts to the surrounding area — namely Aptos Village Park and businesses along Soquel Drive.

Jim Ellmore, architect for the project, contended that Aptos Junction should not be required to provide parking for others.

While Aptos Commissioner Ree Burnap protested at first by wanting more spaces, she ultimately agreed with the rest of the commission on expansion of spaces for compact vehicles.

Commissioner Ivan "Skip" Eberly moved, and it passed unanimously, that consideration be given to increasing the presently proposed 25 percent compact spaces to 40 percent.