



Shmuel Thaler/Sentinel

If some Aptos residents have their way, the Seacliff Village trailer park would be shut down to make way for a neighborhood park.

Housing dilemma prompts Seacliff plan postponement

By JONDI GUMZ
Sentinel staff writer

SANTA CRUZ — When Judith McKenzie found out her neighbors in Seacliff Village want to remove the trailer park where she lives, she nearly slipped out of her wheelchair.

"Imagine my surprise that people had voted to take away my home," said McKenzie, who pays \$450 a month in rent. "I've been in a state of anxiety, but I'm too ill to fight it."

The trailer park, which planners say was illegally converted to year-round use, is one reason the county Board of Supervisors decided Tuesday to postpone adoption of a community plan drafted for Seacliff Village.

Seacliff residents have been pushing for a community plan for more than a year to stave off a "strip mall" proposed for Mc-

Gregor Drive. They want a three-acre park instead.

But supervisors asked planners to take until Nov. 21 to try to resolve issues such as lack of housing, parking and parkland. They also voted to schedule a public hearing June 13 on whether to extend a moratorium on development that expires June 22, although Supervisor Tony Campos objected.

"I will not displace residents who need housing," said Campos, who criticized demands for a neighborhood park on McGregor Drive. "We don't have any money to buy parks. ... I think McGregor should be housing."

Although many people voiced support for a park as well as improving rutted roads, consensus hasn't been reached on other parts of the community plan.

The business community supports a museum, perhaps at the former Poor Clares

convent property that now houses Coastlands Church. But some homeowners resist any changes other than adding shops, such as a bakery or deli, to the village's commercial center.

Planners propose widening State Park Drive from two to three lanes, but that is opposed by Kosal Khun, who runs the Sno-White Drive In, and his neighbor, Peter Stamas, who has been unable to build a house because his property is zoned for commercial use.

The Seacliff Village Plan Committee, a group of homeowners and merchants, requested the trailer park be vacated, citing the number of police calls and problems with raw sewage.

"The drug problems are serious," homeowner Helen Cheney said.

McKenzie contended that characterization was unfair, saying the landlord has taken steps to bring in responsible tenants.

"There's nothing at the trailer park that can't be fixed," she said.

Other residents also defended the nearby Adobe Hacienda apartments, which planners say were illegally converted from a motel to year-round use.

"They take care of their property," said neighbor Sue Brown.

"I don't know where we'd move people," said apartment manager Mary Brooks.

Adobe owner John Koeker said overnight stays stopped in the 1980s, but he didn't know a permit was needed.

Beth Bastasch, who has lived on Santa Cruz Avenue since 1973, agreed people will have trouble finding affordable housing.

"I live in a \$400,000 home and I paid \$33,500," she said. "It's not their fault Silicon Valley blossomed and we're getting the fallout."