

Wingspread discussion put off by state panel

Discussion of the proposed Wingspread development proposed for the Porter-Sesnon site near Aptos was scheduled to be on the state Coastal Commission Tuesday, but was put over until the commission's October meeting.

The amendments to the Wingspread plan were delayed until the meeting from Oct. 13-15 in San Francisco because a sentence had been left out of the proposed amendments.

The amendments affecting Wingspread include a new definition for visitor accommodation units, a definition that would restrict the size of units in the proposed Wingspread development.

Hare, Brewer and Kelley, the developers of the proposed condominium / cultural center development next to New Brighton State Beach, were quite upset when county supervisors recently approved the new definition restricting visitor units to 600 square feet in size.

Under the Local Coastal Program, Hare, Brewer and Kelley could build 115-130 so-called visitor accommodation units on the 67-acre site. The developers hope to build units far larger than what the county is proposing in the new definition.

Mike Miller, chief planner at the local Coastal Commission office, explained that the new definition is considered a minor amendment because all definitions are considered to be minor changes to a land use plan.

Most minor amendments are approved automatically by commissioners, but members of the public can address the commission before it votes on minor amendments, Miller said.

If commissioners believe a

minor amendment is controversial enough for a public hearing, it can set a hearing on the matter, he added.

While no official protest has yet been received over the classification of this definition as a minor amendment, Miller expects the Coastal Commission will be hearing from the developers.

Also, the fact that the commission has received 40-50 letters in support of the definition leads Miller to believe some discussion will take place in October. During that meeting, commissioners also will hold public hearings on major amendments supervisors have proposed for the Land Use Plan.

The future of the Porter-Sesnon property remains in doubt, because while Wingspread developers apparently are moving ahead with their plans to develop the Porter-Sesnon site, the state also is moving ahead with its plans to buy the lease the developers hold on the site and turn it into a state park.

The site actually is owned by the University of California, which sold the lease to Hare, Brewer and Kelley.

The state Legislature has given the state Parks Department authority to buy the lease and has budgeted \$4 million.

The state, in view of the recent decision by supervisors to reduce the size of units in the potential development, now is reappraising the site, according to Ken Mitchell, acting chief of the state Parks Department Acquisitions Division.

In other action, the coastal commission this week approved minor changes to the county's Local Coastal Program Land Use Plan.

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