

Little opposition to Seacliff motel

By BOB SMITH

If the proposed 140-unit Seacliff Inn motel and restaurant is going to raise any opposition, it will probably come because of its traffic and, possibly, landscaping plans.

The Santa Cruz County Planning Commission will hold a public hearing Wednesday afternoon on the project, proposed by Jeff Baird and Keith Pearce.

The hearing will be held at the County Governmental Center, 701 Ocean St., Santa Cruz, sometime after 1:30 p.m.

The six-building complex is planned for a 5½ acre site on the north side of the freeway between the KMFO radio towers and the Crown Center office building on State Park Drive.

Project consultant John Gammon and architect William Bagnall outlined the project Tuesday night to members of the Aptos Terrace Improvement Assn.

The proposal calls for five two-story motel buildings and a single-story "public" building containing registration, offices, an 80-seat dining room, small bar, 60 seat conference room, kitchen, laundry and storage. They would be constructed around a heavily landscaped central courtyard with a putting green and swimming pool.

The two-story motel room buildings will be 25 to 26 feet high. The single-story building will peak at approximately 16-18 feet.

Old Dominion Court will be extended westward along the freeway right of way to a dead-end at the edge of the golf course.

A visual screen of pine trees will be planted along both sides of Dominion Court to screen the development completely from Highway 1, which is designated by the state and county as a scenic corridor.

Landscaping plans show other trees planted around the property perimeter.

The major concerns raised by the audience were the amount of traffic to be generated by the motel and restaurant — its impact on the State Park Drive intersections at Old Dominion Court and Soquel Drive, and the possibility that a double row of pine trees to be planted along the freeway on either side of the Old Dominion Court extension would grow so high that views of Monterey Bay from Aptos Terrace would be obscured.

In his presentation, Gammon said the traffic study done in the early days of planning for the present development projected 900-950 trips in and out of the motel complex daily, and peak hour traffic of approximately one-tenth that level.

But with changes planned to State Park Drive and the realignment of the Old Dominion roadway opposite the Rancho del Mar shopping center entrance, the overall

condition of traffic there should remain at service level "B" (on a scale of A to F) or even improve slightly, the developers contend.

But those figures were computed, Gammon conceded at the close of the meeting, without consideration that worshippers at Resurrection Catholic Church would also be using the new roadway (their present State Park Drive entrance would be closed), and that there would also be traffic to and from Crown Center.

Even so, the project is much more palatable than one planned earlier for the site.

In that project, which envisioned a 90 unit motel, McDonald's and Golden West restaurants, and a large athletic club, traffic counts would have totalled 4,500 a day, with peak hour flows of 500.

The traffic "fixes" will cost the developers approximately \$250,000, Gammon said. Besides moving the entrance to Old Dominion Court northward a few feet to line up with the Rancho del Mar shopping center entrance, a six-car left turn stacking lane will be built on State Park Drive after the roadway is widened enough to accommodate the additional traffic lane. A new entrance to the Resurrection Church parking lot will be built off Old Dominion Court and a right-turn-only driveway from the church property onto Soquel Drive is also planned.

The location of that driveway is apparently still not decided.

Gammon told the audience Tuesday night that he understood the church parish council had agreed to the county proposal to locate the driveway between State Park Drive and the bus stop.

But a church council member in the audience said he didn't believe the group had agreed to that location and wanted the driveway moved further west (closer to the cemetery) where left and right turns could be made.