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# Wingspread Beach decision is postponed one more time

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SANTA CRUZ — No decision on the controversial Wingspread Beach Plan A will be reached until the larger project is heard.

At 11:15 this morning, the Planning Commission voted 3-2 to defer approval or denial of the 197-unit conference center proposal until the more popular Plan B can be heard.

Immediately after the vote, developer Ryland Kelley said he would have "no comment" until early next week.

Kelley has repeatedly said he would drop Plan B if Plan A isn't approved. However, Timothy Welch, a consultant with Kelley's Conference Associates, hinted that stance may soften in light of today's commission decision.

Wingspread Beach Plan A is the proposal by Palo Alto developer Kelley to build 197 condominium units around a conference center on the Porter Sesnon property, south of Capitola.

Kelley also has submitted alternate plans to build a larger facility of 295 rooms, with a conference center, per-

forming arts facilities and sports fields. That project is known as Plan B. Aptos district commissioner Ree Burnap moved to delay Plan A until Plan B can be heard, noting that "This will not be a long delay."

A draft of a second environmental impact report on Plan B will be out May 10, according to county staff, and the project will be ready for Planning Commission hearings in September.

Legally, the county has to consider Plan A within a year of it being submitted, she noted. Plan A was accepted by the county in November 1984. Burnap thanked the many people who've written letters pro and con on the projects and said support for both sides is very equally divided.

She said she has received 31 letters for Plan B and 30 letters for a park or no development on the property.

Commissioners Denise Holbert and Myrna Britton voted with Burnap to delay the project.

Earlier in the meeting, Burnap had raised a series of questions about the traffic analysis done by PRC Engineers for Kelley. The figures have been ac-

cepted by the county.

"In looking at these counts, I'm worried if they aren't a little on the skimpy side," said Burnap.

Ron Marquez, the county's chief traffic planner, replied, "We think those traffic counts are pretty reliable."

Many neighbors oppose both projects because they fear more traffic. Although not in complete agreement, many neighbors say they want the state to purchase the property and develop it into a park.

A study done by PRC Engineering, and reviewed by Marquez and his staff, shows traffic is expected to increase by an average of 1,400 car trips per day on McGregor Drive.

That road is the one most residents of the area use to get to Highway 1.

Average daily traffic stands at 4,000 trips westbound on McGregor Drive now, according to the PRC report.

With the Wingspread Beach Plan A and including traffic generated from a park and ride lot for Capitola, the Seabreeze townhouse development, Seacliff Inn and Searidge, traffic is expected to increase by 2,000 car trips a day.