

Developer appeals denial of Wingspread Plan A

The decision of the Santa Cruz County Planning Commission to deny the application for the smallest of two proposed developments on the Porter Sesnon property will be appealed.

The commission rejected the so-called Plan A on Nov. 14 because it determined the plan didn't meet certain requirements of the county's land use regulations.

Dick Allen, attorney for the developers, Hare, Brewer and Kelley, said the denial was not legally defensible.

The commission found, among other things, that the plan exceeded the number of allowable units, wasn't clus-

tered properly, and didn't provide adequate beach access to the public, Allen said. The commission also found the plan would yield no recreational benefits to the county.

Allen said that the information given at public hearings doesn't support the findings. For example, he said, the developers had agreed to donate 20 acres to the county for a community park.

Allen said he feels the commission denied Plan A because they preferred Plan B, which would be a more comprehensive development. But, he added, Plan A, which contains no public playing fields or per-

forming arts facilities, stands on its own.

Tim Welch, head of Conference Associates, a subsidiary of Hare, Brewer and Kelley, said they were appealing the commission's denial so as to retain the option of building Plan A. Meanwhile, he said, his group was going "full speed ahead" with plans to build Plan B.

The commission approved Plan B in concept on Nov. 14.

The supervisors last Tuesday agreed that if Hare, Brewer and Kelley appealed the denial of Plan A, they would hold a public hearing on the issue on Dec. 10.