

Supes favor Seacliff moratorium plan

By **ROBIN MUSITELLI**
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APTOS — Santa Cruz County supervisors joined park supporters Tuesday, saying they intend to adopt a moratorium on large projects in the Seacliff area while they study the possibility of a park in the so-called McGregor-Seacliff parcel.

At least for the time being, that would put the brakes on plans by the Kumar family, San Jose hotel owners, who want to build either a motel or bed and breakfast on the site.

It also gives advocates of a neighborhood park the chance to have

their proposal studied as part of the Seacliff Community Plan.

"I am absolutely elated," said Pepper Golesh, a member of the Coalition to Save Seacliff/Aptos. "We don't have a town per se, but we're a village, and we've become a caring village. Our community has come together as a community with a vision and a goal."

At the suggestion of Supervisor Walt Symons, supervisors unanimously accepted a recommendation by the county Planning Commission to rezone the McGregor-Seacliff parcel to "visitor accommodation," the most restrictive of commercial zoning designations, which limits land uses to hotels,

motels, bed and breakfasts, or recreational and tent-camping parks. A neighborhood park would be allowed under the zoning. A resolution of intent to rezone the property will return to the county board Aug. 10.

Supervisors also directed county planners to prepare a Seacliff Community Plan, with the goal of preserving the character of the area's commercial core, and providing a design framework for new development, renovations and community facilities.

The supervisors also asked that an interim ordinance be prepared for them to consider Aug. 10 that would impose a moratorium on

large projects that might be in conflict with the community plan. The moratorium does not include single-family homes.

The rezoning issue moved to the forefront in Seacliff after builder Barry Swenson proposed a small strip mall on the vacant three-acre site near Seacliff State Beach.

Community members and organizations joined forces to change the 1994 community commercial zoning designation to visitor accommodation, and lobbied for a neighborhood park and a one-year moratorium on development in the area.

While the issue was pending, Swenson sold the property to the Kumar family.