

Revised Glenwood plan faces council scrutiny

Glenwood

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The incredible shrinking Glenwood project keeps getting smaller, but the upscale development proposal, reduced in two years from 145 to 49 homes, still faces strong opposition.

SCOTTS VALLEY

Palo Alto developer Charles "Chop" Keenan's 49-home version is the subject of a

public hearing at the City Council meeting that begins 6 p.m. Wednesday at Scotts Valley City Hall.

The council approved the 145-home plan in November 1998, but city residents forced the issue to referendum and defeated the proposal at the polls. They said it would ruin the city's last big meadow and harm the rarely seen Ohlone tiger beetle, which lives only in local coastal prairie lands.

Keenan, who has been trying to develop the land since 1996, argued the project was much lower impact than his previously submitted 233-home plan. Another developer had earlier proposed

276 homes and an 18-hole golf course.

The site, off Glenwood Drive, is on a 195-acre meadow. In the latest proposal, the city would get 5 acres for ball fields and 1.6 acres for future development, with 184 acres left as open space, the developers said.

The council could vote on the project Wednesday, community development director, Laura Kuhn said. But if council members approve the 49-home project, opposition group Friends of Glenwood has said it plans to take it to a referendum again.

The latest project comes with few of the benefits that were part of Keenan's original plan, including \$8 million in contributions to the city for police and fire service, recreation and road improvements.

Opponent Nick Van Bruggen said fighting the project is tiring, but called the latest project "too intense." He said the opposition group would be happy with about 28 homes.

He said the new project stays off some environmentally sensitive areas

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and is closer to what the group wants, but still takes up much of the meadow.

The developers are weary, too. "I think everybody is tired of this process and is ready to bring this to a close," said Kerry Williams, one of the developers.

The project can't be reduced any more, she said. "Forty-nine is as far as we can go."

After scrapping the 145-home plan, Keenan came back with 74 homes, later reduced to 67 homes. Post-referendum proposals went through 13 Planning Commission hearings, from August of last year through November. The commission eventually recommended the council deny the project.

Keenan altered the plan, which was again sent back to the Planning Commission. The commission, after two meetings this summer, deadlocked on the deal. Two members voted no, two yes, and another declined to vote.

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