

State Hears Of Porter-Sesnon Project

By PAUL BEATTY

Sentinel Staff Writer

SAN FRANCISCO--The question of whether the 67-acre Porter-Sesnon parcel across the highway from Cabrillo College should be a state park continued at the California Coastal Commission level here this morning.

Testimony was mixed on whether the property should be a state park or allowed to be developed by Hare, Brewer, and Kelley, the firm which has proposed to build 630 rental units and a performing arts center, as well as tourist shops.

The commission was in the process of taking public testimony on Santa Cruz County's local coastal plan and indicated that it would make a decision on the plan in early September. Planning staff from the county and the Central Coast Commission agreed the plan is close to being consistent with the Coastal Act, with coastal commission staff saying that some language still needs clarifying.

However, the Coastal Commission staff disagrees with the county board of supervisors' approval that the 11 acres called Punta La Selva near Manresa Beach should remain in rural-residential use.

The Coastal Commission staff has recommended that it be used for visitor-

serving facilities, a recommendation that is consistent with Hare, Brewer and Kelley's plans for rental townhouses on the site.

Commission staff is in firm agreement with the county designation that Porter-Sesnon be restricted to from 115 to 130 campsites.

That recommendation again was given substance by State Parks Planning Director Ross Henry, who said the state will have money for acquisition in its 1983-84 budget.

Hare, Brewer and Kelley have a 99-year lease on the property, which is adjacent to New Brighton Beach running south from Cabrillo College to the beach.

Testifying for the parkland were Capitola Councilman Michael Routh and Robert Garcia, former chairman of the Central Coast Commission, Sierra Club spokesman Dave Bockman and Bruce Bratton, publisher of the Santa Cruz Express newspaper.

Bratton said that Hare, Brewer and Kelley's performing arts center would not fill local needs and would only result in conflicts among the local theatrical community.

Attorney Richard Allen, speaking for Hare, Brewer and Kelley, said asked the commission to request that the county

Board of Supervisors review its recommendation on the "Wingspread" project.

Allen said the recent water moratoriums in the mid-county were made on questionable reports and that it now appears there is no immediate water problem and that the ban will be lifted.

He also said that statements from those opposing "Wingspread" lacked validity since there has been no environmental impact report on the project.

Also speaking in favor of Wingspread were Lucille Aldrich and Glenn Specht of the Aptos Chamber of Commerce.

Skip Morris, speaking for the development company, said that Hare, Brewer and Kelley supported coastal staff recommendations that Punta La Selva be used for tourist housing.

The only other major disagreement between the coastal staff and the county concerns the Dennis property, about 14 acres in the Rio del Mar area adjacent to Deer Park shopping center.

The county had recommended urban-low residential use with 25 percent low-cost units and a four- to six-acre neighborhood park.

Coastal commission staff want more low-cost units and has recommended either a 35 percent factor or that the overall density be increased.

Concerning the entire plan, Supervisor Robley Levy told the state commission, "I believe the early fears expressed (over a year ago when the LCP process began) have been resolved, and the LCP before you reflects both the goals of the Coastal Act and the desires of the citizens of Santa Cruz County."

State Coastal Commission Chairman Leonard Grote called it an excellent plan.

Commission Vice-Chairwoman Naomi Schwartz highly commended the county, and said, "I think what the county of Santa Cruz brought to us is a success story. The county of Santa Cruz is remarkable and should be commended."

She added the county's LCP has dispelled the cynic's belief that state and county cannot live together in planning.

The commission's authority allows it only to determine if the LCP's up and down the coast of California are consistent with the state coastal act.

Concerning such an issue as Punta La Selva, it will mean the state must show the county its rural designation does not comply with the coastal act's high priority for visitor uses.

Until the state commission certifies the LCP, it will maintain ultimate permit authority in the coastal zone.

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