

# Plan for Wendy's moves ahead

## County says full environmental study not needed

By JONDI GUMZ  
Sentinel staff writer

LIVE OAK — The county has decided an environmental impact report isn't needed for the Wendy's restaurant proposed for 17th Avenue, but neighbors contend the burger franchise doesn't belong.

"It will change the area," said Martha Flohr, spokeswoman for the Live Oak neighbors.

She argues the franchise, which advertises regionally, is not in keeping with the "neighborhood commercial" designation in the general plan for the area.

Neighbors wouldn't mind a sit-down restaurant, she said, but they worry the fast-food eatery will be accompanied by trash and smells.

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The Wendy's proposal comes from Howard Norton, a Scotts Valley developer who also owns the Wendy's franchise in Scotts Valley.

He is proposing the fast-food outlet and a stand-alone retail building for a vacant lot at Brommer Avenue. A gas station, sandwich shop and mobile-home park are on the other three corners.

"Put it out on 41st Avenue," argues Flohr, who lives 50 yards from the site, which is three blocks from Shoreline Middle School.

The county zoning ordinance doesn't distinguish between fast-food restaurants and other restaurants.

Paia Levine, the county's environmental coordinator, said a traffic study was done, and that she concluded any impacts can be mitigated by improvements, such as sidewalks. Drainage improvements also will be required, she said.

Planners are accepting public comment until May 1. After that, a hearing before the Planning Commission will be scheduled.

Flohr said neighbors remain opposed to Wendy's because they believe it will bring more traffic to the neighborhood, creating unsafe conditions for students walking near the school.

Norton is proposing hours from 10 a.m. to 10 p.m. The county doesn't allow a drive-through operation.

A coffee shop, which would be open 6 a.m. to 10 p.m., is proposed for the other building.

Flohr said opponents will "go all the way," if necessary, appealing the county decision to the Board of Supervisors.

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