

Kelley scales back Porter Sesnon plans again.

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Ryland Kelley, who has already reduced the scope of his Aptos conference center proposal for the Porter Sesnon property several times, has scaled back his plans again.

Kelley's proposal for 130 hotel units, a conference center and 12,000-square-foot restaurant ran into problems with county planners, who said it would generate more traffic than county standards permit.

"We're going to reduce the number of (hotel) units and reduce the size of the restaurant," project

manager Owen Lawlor said this morning.

The project, known as Meadowpark, is on the 71-acre Porter Sesnon property, across the freeway from Cabrillo College.

Kelley has had a long-running battle with the county over the property, on which he first proposed an elaborate project called Wingspread. Kelley and his firm, Hare, Brewer and Kelley, of Mountain View, proposed a 468-unit complex, which would have included a performing arts center.

Kelley gradually scaled back plans as county planners and the public objected to the size of the

project. When Kelley submitted the 130-unit proposal last year, he contended it met county General Plan standards.

The 130-unit proposal would generate 1,948 auto trips a day, according to county planners. The county's Local Coastal Plan sets a limit of 1,300, which Parkinson interprets to mean all trips in and out of the project.

Lawlor disagrees, saying the project would generate less than 1,300 trips on any one road. Still, he is reducing the project to the 1,300 standard as interpreted by the planners.

The restaurant would be re-

duced from 12,000 square feet to 6,000 square feet, Lawlor said. Fewer than 130 units would be built, but Lawlor said he won't know how many fewer until new plans are drawn.

The revised project will involve a new application. Lawlor informed county planners Friday that the 130-unit application was being withdrawn and a new one would be submitted.

Friday was the deadline for Kelley's firm to contract with the county for a supplemental environmental impact report, which would augment the report submitted in the late 1980s when a larger development was sought.