

# Harbor motel plans get icy reception

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SANTA CRUZ — When plans for a motel development for the east shore of the yacht harbor were presented to the Port District Commission Tuesday many of 55 residents and boaters who attended the meeting voiced opposition.

Plans for the motel development were presented by John Hauck of Pacific House Group. The proposal consists of a two-story, five-building "lodge" facility for the lower east harbor, replacing five older buildings on that site. Those buildings are the harbor shop, the Mariner, Marine Electronics, the Coast Guard Auxiliary building and Pacific Yachts.

Residents of the harbor area not only voiced concern for their views, but for noise, traffic and parking problems that a motel development would bring into their neighborhood.

Statements that the 45-unit motel development would be in the Cape Cod style, would "please the harbor environment," would be "similar to Carmel," would "blend into the landscape, maintain views" of the homes along Lake Drive, and "match existing heights of the buildings already there" brought questions from boaters, residents and candidates for the commission.

Commission candidate Tom Carter asked Hauck what would happen to the dispossessed marine businesses now located in that area. Boaters are concerned that the harbor commission, in trying to raise revenues, will push boat-related businesses aside for bigger revenue producers like restaurants and hotels.

Hauck answered that some of the businesses will be located in the upper harbor.

Several residents expressed concern that the lodge would end up larger than the preliminary plans indicate. Even if the buildings themselves were not obtrusive, they complained that motel guests, traffic and increased parking problems would disturb what tranquility still lingers in the neighborhood.

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"If we need anything on the east side of the harbor it's parking places not a hotel that will impact the parking already there," John Schreiber, fisherman, said. He called the plans for the lodge "your yellow brick road presentation."

The remark elicited spontaneous applause from many in the crowd who had sat silent through the presentation and the question period that followed.

Commissioner Jack Meehan warned as residents and boaters' questions became more heated, "This is an informational session. Let's not have a debate.

One resident asked commissioners if any of them were financially involved in the development.

The commissioners answered they were not.

One resident complained, "You're not going to get any sleep if you're living in that area."

Hauck explained that the concept of the lodge was "not a freeway-type motel. We are not looking for overnight guests." He said the lodge would aim for clientele that did not add to the traffic problem at the harbor and who stayed to spend money in the shops and restaurant.

Many residents still complained that a 24-hour motel, no matter how fancy, would add to the noise of their neighborhood, impact the parking and the traffic problem already existing in the area and ruin their views.

Candidate Carter said the residents in the eastside neighborhood have no clout to fight the development. A resident of the east side, he said "the city planning commission has protected the west side from development, but there has been a Carte Blanche given to building on the east side."

No vote was taken on the lodge/hotel matter. Developers have to go through public hearings and win city planning commission and the Coastal Commission approval, as well as the Port Commission OK, before the plans can go forward.