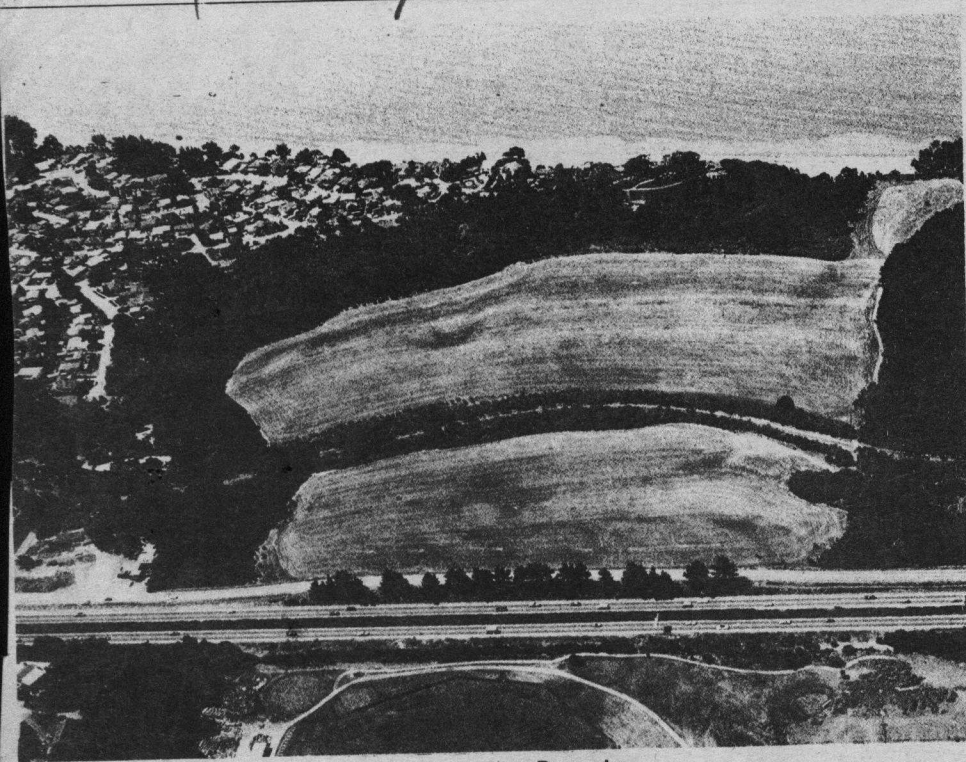


1/20/83 *Good Times*



Porter Sesnon Property

# Wingspread Tries Again

IN THE face of stiff opposition, developers of the controversial Wingspread project are looking at alternatives to their proposal for the Porter-Sesnon property, across the highway from Cabrillo College.

Ryland Kelley, whose development firm Hare, Brewer and Kelley, Inc. holds a 99-year lease on the property, said Tuesday one proposal under consideration is scaling down the project to fit within current zoning. That plan would exclude a theater district that promised 1000-seat, 500-seat and 200-seat theaters, three 99-seat halls for local groups and a small outdoor amphitheater, said Kelley. Living units would be reduced from 630 condominiums and motel rooms to 200 600-square foot units.

Kelley said his group was considering other proposals, but did not elaborate. At the earliest, a

decision on which plan to bring to county supervisors would be made next week, said Kelley.

County supervisor Robley Levy, a vocal opponent of the development, took a wait-and-see attitude toward the coming changes, but colleague Gary Patton said he won't budge from the current local Coastal Land Use Plan zoning for the 66-acre parcel. That plan's first choice calls for the property to be bought by the state for use as a park.

"I continue to believe the best use of that land is to

expand the (New Brighton State Beach) park," Patton said Tuesday. "If (Kelley) wants to submit a development that's within the local Coastal Plan, we're obliged to consider it. But my position is that he'll have to show the state was unwilling or unable to buy the property."

The state has earmarked \$4 million to purchase the parcel. Kelley said his firm may sell a portion of the property for that price. Representatives from Hare, Brewer and Kelley will meet with the state in

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cuss that alternative, he said.

Patton is willing to wait through the negotiating. Noting it took five years for the state to acquire Lighthouse Field, he said, "We have to allow the state a reasonable amount of time to buy the land."

Meanwhile, Wingspread's developers have invited several local citizens to sit on the Wingspread Foundation, a board that will oversee the theater complex if it's built. Kelley has said the complex will need local support to become a reality.

That support has been slow in coming. "We certainly need the performing arts space," said Andy Griggs, managing director of Bear Republic Theater, "but I don't think Wingspread is the way to do it." •

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**Wingspread**  
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