

# State commission to scrutinize Wingspread

The state Coastal Commission this week will take up the issue of the proposed Wingspread beachfront development near Aptos.

At issue is the size of individual units, which the county has limited to 600 square feet.

The Wingspread issue is before the state commission as part of a variety of Santa Cruz County land use items. Commissioners will meet Wednesday, Thursday and Friday at 9 a.m. at the Jack Tar Hotel, Van Ness Avenue and Geary Street in San Francisco. The Wingspread item is scheduled for Thursday, while other Santa Cruz County items will be heard Wednesday.

The development is being proposed for the 67-acre Porter-Sesnon site. And while developers are battling for units larger than 600

square feet, the state is taking a longing look at it as a possible state park.

The owner of the parcel is the University of California, which has leased the land to the developers of the proposed condominium/cultural center development — Hare, Brewer and Kelley. If the state did proceed with its plan for a park, it would have to buy the lease from the developers.

Today, the developers took the opportunity on the eve of the meeting to file an official protest with the Coastal Commission over the size limitation.

Commissioners also have received approximately 74 letters supporting the limitation in the size of the condominiums — and the rezoning of the site to a park, recreation and open space zone.

If the coastal commission were to zone the site for open space, then the condominiums would be limited to 600-square-foot units. The developers insist that 600 square feet is too small.

The limitation has already been placed on the project by the county Board of Supervisors.

The item relating to the size of Wingspread condominiums is one of several proposed minor amendments to the Land Use Plan that will be considered Thursday by the state panel.

Commissioners will begin their three-day session Wednesday by considering 29 proposed major amendments to the Land Use Plan and an Implementation Plan which is designed to carry out policies in the Land Use Plan.

The rezoning of the Porter-Sesnon site is included in the proposed Implementation Plan.

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