

# Beachside resort opens in Seascapes

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The Seascapes Resort and Conference Center, first planned 17 years ago, has opened at the foot of Seascapes Boulevard, overlooking Monterey Bay.

"We think we're ushering in a new era," said developer Chuck Holcomb of the project, which has 14,000 square feet of conference space and a first phase of 84 rooms.

It's the first beachfront resort built in Santa Cruz County in more than 20 years, Holcomb

said during a tour yesterday.

Homes were first planned for the site, and later a campground was considered before the resort was planned. The project was started by the Seascapes Corp. before the Holcomb Corporation took over six years ago.

"We're the ones who perfected the design, said Holcomb, an architect.

Seascapes will compete with other resorts in Santa Cruz and Monterey counties for confer-

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Mark Holcomb, left, poses with his father, Chuck, outside the new resort.

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ence business from the San Francisco Bay Area and Central Valley, said Jim Maggio, Seascope's general manager.

"About half our business will be conferences" until the second phase of 82 rooms is built next year, Maggio said. When the second phase is built, he said, Seascope will be able to boost its percentage of conference business.

For some conferences now, Maggio said, the resort will have to send some people to stay in other hotels in the area.

Pajaro Dunes has about 35 percent conference business, said Maggio, who spent 12 years there as general manager. Seascope's executive chef, Dwight Collins, also worked at Pajaro Dunes.

Seascope is one of the few resorts in the Monterey Bay area that is adjacent to the beach, Maggio said. That's a marketing advantage, but it also meant meeting numerous environmental constraints imposed by county government and the state Coastal Commission.

Seascope is just down the road from Aptos Seascope golf course, and will shuttle patrons to and from the course.

The first phase has 28 studios

and 56 one-bedroom units. They are being sold as condominiums, and owners can stay in them up to 90 days a year. The Seascope management contracts with the owners to rent out the rooms when the owners aren't occupying them.

Two-thirds of the first phase units have been sold, the developers said. The units sell from \$165,000 to \$195,000. Nightly room rents are \$125 to \$165 for the studios and \$145 to \$215 for the one bedrooms.

The second phase will have 82 two-bedroom units; a third phase of 114 two- and three-bedroom suites is planned for 1996.

Numerous environmental constraints were imposed by county government and the state Coastal Commission. Some trees were cut, but others overlooking the ocean were preserved. Habitats for small animals were preserved, and native plants and seeds were gathered before construction started, then replanted at the resort this spring.

The resort is open while construction crews are putting on the finishing touches. A grand opening of the restaurant is planned for July 25, said Mark Holcomb, Chuck Holcomb's son and president of the family corporation.

The restaurant will be open for lunches and dinners.