

Five-Year Hold On Porter-Sesnon Property Proposed

By **PAUL BEATTY**
Sentinel Staff Writer

In a series of final actions on this county's Local Coastal Program (LCP) this morning, the county planning commission recommended that the Porter-Sesnon property be put on a five year hold for possible parkland acquisition.

The development company of Hare, Brewer and Kelly has a 97 year lease on the 66 acres south of Cabrillo College and has plans for a major development there.

Called "Wingspread," the plans would build 631 rental units, a performing arts center, three mini-theaters and have 30,000 foot of space set aside for theater support facilities, such as restaurants and shops.

Going into the meeting, planning staff had recommended the property be considered only for park acquisition by the state or county, but a motion by Commissioner Ree Burnap put the five year time limit on acquisition and then would allow private development if water is available.

Skip Morris, representing Hare, Brewer and Kelly said that Burnap's motion was better than the staff recommendation, but that the five year period was much longer than the company would like. The plans for Wingspread are being delayed until a court case, set for Wednesday, determines if the county must agree to contract for an environmental impact report.

County supervisors recently delayed the decision on the basis, that the Mid-County has a water connection ban.

Burnap's motion passed on a 3-2 vote, with Commissioners Celia Scott-Von der Muhll and Mitchell Page saying they wanted to keep the staff's recommendation to make a clear statement that the county's first priority was for a park on that site.

Commissioner Charles Barr argued for the five year time limit to give the developers an even break and said the the county "shouldn't be in the business of throwing roadblocks in the way of developers who had submitted plans and own the property."

He also noted that if the county purchased the lease that Hare, Brewer and Kelly holds with the University of California for the property "it would be providing a park for the entire state."

Seascope's major holdings in the Aptos area

also came under review as the LCP was wrapped up, but changes on its plans were comparatively minor.

Aptos-Seascope Vice President Dean Wise said the company appeared to be holding its own in process.

The LCP hearings will go up to the board of supervisors Tuesday with a morning hearing set on the visual resources. The board opens its meeting at 9 a.m., but will first discuss a work table for the planning department before going on to the LCP.

At 1:30 p.m. tomorrow the board is scheduled to discuss key sites and Wingspread will come back up for public discussion. At 7:30 p.m. the board will hold a public hearing on recreational and visitor serving facilities in the coastal zone.