

Open Street

9/9/81

Wingspread

Park zoning stays on Porter-Sesnon

Santa Cruz County supervisors refused to budge from their position regarding the Porter-Sesnon property when they gave final approval to a Local Coastal Program (LCP) last week.

While the board majority stood fast on Porter-Sesnon, it did a little political jockeying with the so-called Punta La Selva property in La Selva Beach before eventually deciding to keep it in a rural designation.

The eventual use that is allowed on the Porter-Sesnon property — a 66 acre parcel next to New Brighton State Beach in Aptos — was probably the most widely controversial issue the supervisors had to deal with in approving the LCP.

The Palo Alto development firm of Hare, Brewer and Kelley, which has a 99-year lease on the property (it's owned by the University of California), wants to develop a multi-use project on the property that would include housing units and a performing arts center. Opposition to that proposal sprang up immediately, from environmental groups, neighborhood residents, and those who feared the big project, called Wingspread Beach, would overtax public facilities.

These groups supported a plan to make Porter-Sesnon either a part of New Brighton State Beach or a county park. The majority of the Board of Supervisors agreed with that proposal, designating the property as a park site, with a limit of 115-130 campsites on it. That was the "preferred use" designation. An "alternate use" that would be allowed would be a development similar to Wingspread Beach, but with the same unit limit of 115-130.

Supporters of the Wingspread project have concentrated their efforts on persuading the board at least to remove the density limit so long as it can be proved that public facilities such as roads, water, schools, etc. wouldn't be

overburdened.

The effort to have this written into the LCP was made by conservative Watsonville Supervisor E. Wayne Moore Jr. But only his fellow conservative, Dan Forbus of Soquel-Live Oak, supported him, so the designation remained as is.

Midcounty Supervisor Robley Levy noted that the developers could still seek an amendment to the LCP so that Wingspread is not foreclosed by the board's action.

Hare, Brewer and Kelley lost another one, after winning a temporary vote, on the Punta La Selva property. That 12-acre parcel next to Manresa Beach had been removed by the board majority from an urban to a rural designation, which would in effect kill a proposed development of vacation rentals planned by the Palo Alto development firm.

It had been the recommendation of the county and Coastal Commission staffs that the visitor-serving facilities be allowed on the property, but the residents of La Selva Beach won the support of their neighbor, Supervisor Levy, in opposition to that plan. Mrs. Levy persuaded the board last June to move the urban boundary line to exclude Punta La Selva, thus killing the project.

But Tuesday, another disputed piece of property — a 2-acre parcel on 17th Avenue in Live Oak — became entangled in the Punta La Selva issue and temporarily cost Mrs. Levy support for her Punta La Selva stand.

The 17th Avenue property had originally been designated for affordable housing, but it had since been recommended by practically everybody — neighborhood residents, the

Coastal Commission staff, etc. — for commercial designation.

That recommended change was lumped in with the staff's recommended change to put Punta La Selva back in an urban designation. Mrs. Levy moved to reject the staff's recommendations, except for the 17th Avenue change, but to her consternation, that motion failed on a 4-1 vote.

Liberal Supervisors Gary Patton and Joe Cucchiara made it clear they would support Mrs. Levy's position on Punta La Selva only if the 17th Avenue property remained in an affordable housing designation.

So, as the meeting drew to a close, Mrs. Levy reopened the matter and moved to reject all staff recommendations, including the removal of the affordable housing designation on the 17th Avenue site. With that, she won the support of Patton and Cucchiara and Hare, Brewer and Kelley lost another one.

Mrs. Levy also won the support of the board in her motion that the designation on the Dennis property in Rio del Mar be for urban residential and the low end of the density range. That density range is 2-6 units per acre. She said the designation of 4-6 acres for a neighborhood park, with 4 acres at least on "developable acreage," should remain as the "priority use" mandated by the Coastal Act.

Residents of the neighborhood and the co-owner of the property, Robert Marini, has sought removal of the park designation from developable acreage.

In the end, the entire LCP was approved by a 3-2 vote, with Forbus and Moore voting against it.

Marxist point of view

David Englestein, founder and teacher for the Marxist Study Series of Northern California, will speak at the Loudon Nelson Community Center on Sept. 11 and 18. The two-part lecture will be on "Corporate Reaganomics." The lectures start at 7:30 p.m. Tickets are \$2 for one class, \$3 for two. Refreshments will be available.