

# Laguna suggestions challenged

By EILEEN KLINEMAN  
Staff Writer

SEBASTOPOL — A 38-unit subdivision planned east of Palm Drive Hospital will be the first challenge to the recommendations in a report designed to protect the Laguna de Santa Rosa.

Construction of four of the units would require placing from one to nine feet of fill in the flood plain that the Sebastopol Laguna Advisory Committee wants to spare from further development.

Committee chairman Bob Sharp said that although the committee officially disbanded when it turned the report over to the Sebastopol City Council last month, members will attend the Sebastopol Planning Commission meeting about the proposed development tonight.

The commission will consider granting a use permit and major subdivision for the nine-acre project proposed by the firm Polley, Polley and Madsen.

Sharp said there are those who oppose any fill in the lagoon, while others may approve fill if, in exchange, another part of the lagoon is enhanced.

But he said everyone agrees "we don't want to set a precedent."

City manager Melvin K. Davis observed that the conflict is a touchy one bureaucratically because the city hasn't officially adopted the committee's report, nor its proposed ordinances, but staff members are honoring the recommendations.

He predicted that tonight's meeting would dictate the initial direction of city policy on the report. Meanwhile, city staff members are not issuing environmental clearances for projects that involve fill in the lagoon, he said.

The fill hurdle is not the only one developers face in their Palm Terrace proposal, the third presented for this site since an 80-unit

*See Laguna, Page B3*

# Laguna

*Continued from Page B1*

condominium complex was turned down seven years ago. Other plans were approved, but use permit applications expired.

In the judgment of city planner Bruce Aspinall, this project has a design that "is unimaginative and unresponsive to the surrounding

area."

Richard Nichols is among the members of Sebastopol Tomorrow and the now defunct Laguna Advisory Committee who has questions about the project. He echoed Aspinall's criticism about the "straight-line" arrangement of the homes and suggested the developer could "come up with something more creative."

Tonight's meeting starts at 7 in the Sebastopol Library Forum Room.

2-23-88