

# Palm Terrace approved

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## Clause in Laguna Study challenged

by Mike Jasper

A few weeks ago, developers of a planned subdivision within the Laguna floodplain won round one of the battle with City Hall when the Sebastopol Planning Commission gave them the decision to go ahead as planned.

This week, developers arguing their case before the City Council won by a TKO — and put a key point of the Laguna plan on the ropes.

"It's been a culmination of 17 months," said Harry Polley of

floodplain mark, and proponents of the Laguna Report have made the Palm Terrace project a focus of their recommendations.

"Please consider the precedent setting value of this one," said Helen Libeu, a former Laguna Study Committee member.

Realtor Bill Haigwood, also a former committee member, said he would have supported the project in the past, but saw Laguna preservation as the higher priority.

"It's a desirable project, but that's not the place for it," Haigwood said.

Voicing the largest objections to the project — at least in time spent and verbiage consumed — was Sebastopol Tomorrow's Juliana Doms.

Doms read a four-page letter criticizing the Planning Commission's response to questions brought up at the April 26 public hearing on Palm Terrace.

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'Looks like we're back at our own games again, stopping a beautiful project.'

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Polley, Polley and Madsen, owners of the property at Palm and Walker avenues. Polley said the development process had started in January 1987. George Young, the project's developer, had taken over the application in December, 1987.

The Palm Terrace project was the first new subdivision to challenge the "no development" clause of the Laguna Report, which has yet to be adopted by City Council. Three of the parcels of the 29-unit subdivision fall within the 76-foot floodplain. The Laguna Report states that no new developments should be allowed within that

Doms said, among many items, that the written response by George Young to submitted questions "was substantially inadequate."

Doms also wanted to know why the written questions submitted to Planning Commission weren't included in the packet. Planning Consultant Bruce Aspinall held up two fat manilla folders and said it was impossible to include all of the background documentation on the project in the councilmembers' packets.

Doms also charged that city staff

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