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## Council poised to approve Palm Terrace

"If at this eleventh hour there could be a softening of our hearts and our position to allow further investigation of public acquisition of this land, I support that."

—Anne Magnie

"I do not approve of this (plan) because of the threat of litigation ... I support it because I believe the property owner has a right to develop it."

by Marsha Trent  
Sonoma West Staff Writer

**SEBASTOPOL.** — After 13 years of negotiations, legal challenges and revisions, a three-member majority of the City Council is expected to finally approve the first-phase of the controversial Palm Terrace residential subdivision at its Oct. 3 meeting.

Despite the threat of yet another lawsuit by a coalition of environmental groups, Councilmembers Bill Rovenhine, Ken Fo-

ley and Sam Crump indicated last week that they would vote to approve the first phase of the seven-acre development proposed for the Laguna de Santa Rosa upland behind Palm Drive Hospital.

Area resident Julianna Doms threatened "a third party lawsuit" by a coalition of concerned environmental groups if the Council moves toward immediate approval of phase one of the project. She urged the Council to postpone action "until all viable solutions" for saving the property from development are exhausted.

Councilmembers Ann Magnie and Howard Levy voted against further preparations to approve the plan, regardless of the agreement between the property owners and the city that would settle a \$2 million lawsuit if the development is approved in its latest version (see accompanying story for history of the project).

Property owners George Young and the members of the Dino Chiolotti family, including his widow, are suing the city over the Council's April, 1994 denial of a proposal to develop 7.18 acres of the Palm Terrace project with 19 single-family homes and six second dwelling units above detached garages.

As part of an attempt to settle the suit out of court, the Council agreed in June by a 3-to-2 vote, again with Magnie and Levy dissenting, to reconsider the development proposal, scaled down from a total of about 25 dwellings to 18 units, and to expedite the approval process for phase one.

The first phase of the revised plan proposes 12 lots for custom single-family homes on seven (Please see Council page A11)