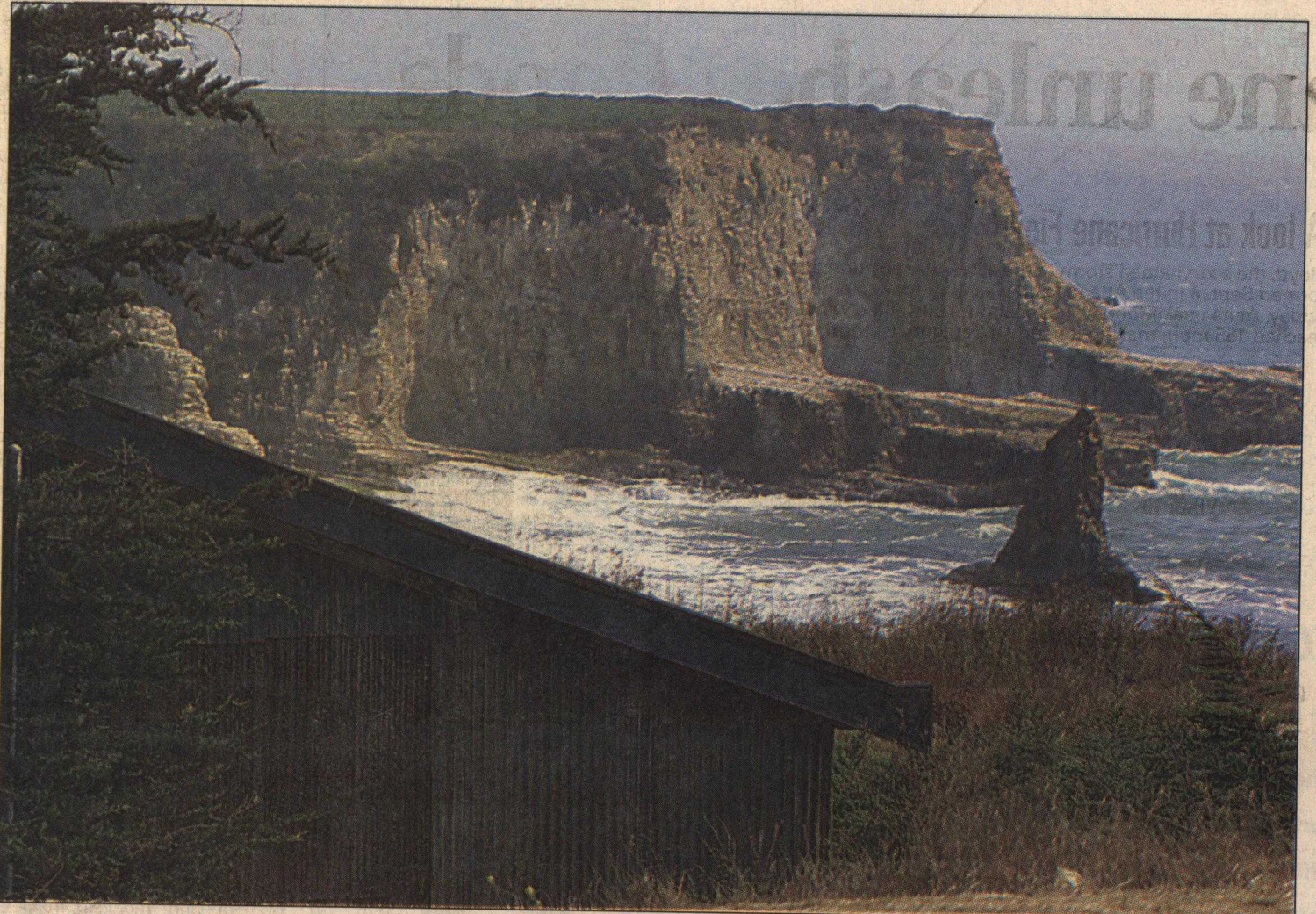


Coastal panel kills plan for Davenport



PHOTOGRAPHS BY KAREN T. BORCHERS—MERCURY NEWS

The California Coastal Commission rejected plans to convert this old packing shed, above, into a conference center. The panel was worried about the effects on the coastal bluff, and businesses across the street, below, complained they would lose ocean views.

Davenport

BY LEE QUARNSTROM
Mercury News Staff Writer

Despite a staff recommendation it approve a modified version of a proposal to convert a Davenport oceanside warehouse into a building with a variety of commercial uses, the California Coastal Commission on Wednesday killed the project.

Meeting in Eureka, commissioners worried that almost doubling the size of the former Brussels sprouts packing shed and orange juice-processing plant was inappropriate for the 200-resident community, a commission executive said.

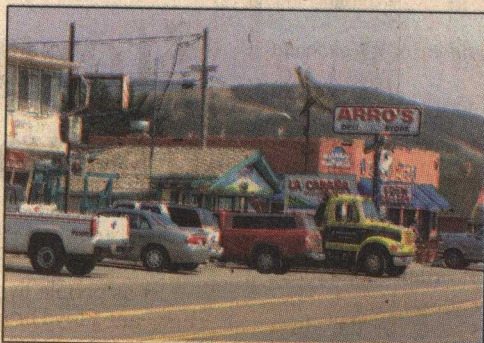
"They were concerned generally about the impacts of the project to the community character and about its impacts on the visual resources on the North Coast" of Santa Cruz County, said Charles Lester, central coast district manager for the commission.

"They were concerned about the intensity of development on the upper bluff and about allow-

ing a formalized parking lot to be graded into that coastal bluff," Lester explained after the vote.

The plan, submitted by property owners and former Odwalla Juice Co. executive Greg Steltenpohl, was shot down 8-3. The vote came on an appeal by the Sierra Club and some Davenport residents who had

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Converted
warehouse
too big for
community,
commission
decides



KAREN T. BORCHERS — MERCURY NEWS

Former Odwalla Juice Co. executive Greg Steltenpohl and property owners Fred and Bren Bailey wanted to convert this old packing shed to incorporate several uses including a cafe and retail shop.

State panel rejects Davenport plan

■ DAVENPORT

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complained that the project, on Highway 1 across from the New Davenport Cash Store, was too big for the tiny coastal community.

After a July hearing on the proposal, Coastal Commission staff members came up with a recommendation that the project be approved but that a parking lot be made smaller and less obtrusive.

The upper of two parking areas proposed for the site drew fire from Davenport residents and business owners who said it would interfere with ocean views.

Before Wednesday's hearing, Coastal Commission planners had suggested that size of the upper lot be reduced and that it be graded down five feet to obscure it from passing motorists on Highway 1 — a proposal the developers had agreed to. But commissioners still rejected the proposal.

Steltenpohl and property owners Fred and Bren Bailey had proposed converting the old packing shed that had once been Odwalla's juice-processing plant to incorporate several uses, including a cafe, retail shop, conference meeting rooms and offices as well as a handful of residential rooms.

Santa Cruz County supervisors had approved the plan on a 3-2 vote, which was appealed to the Coastal Commission by project opponents. Supervisors Jan Beautz and Mardi Wormhoudt voted against the project.

Wormhoudt, who represents the Davenport area, said after the hearing Wednesday that Steltenpohl and the Baileys could return to the county with another proposal for the site.

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