

Pigeon Point buildings head for Davenport

By **BRIAN SEALS**

SENTINEL STAFF WRITER

A group of unfinished buildings that sparked controversy as a bed-and-breakfast inn near the historical Pigeon Point Lighthouse may find new life as a surf shop in Davenport.

Joe Dihl, owner of Davenport SurfSail, wants to move the buildings to his commercial property off Coast Road in Davenport.

Dihl is getting the units, for the cost of moving them, from the Peninsula Open Space Trust, which last summer paid \$2.65 million for the buildings and the three acres they sit on.

DAVENPORT

That may sound a little pricey, but the planned bed and breakfast had raised the ire of many environmentalists because it blocked public access to Whale's Cove and because many considered it an environmental eyesore on the otherwise postcard onseaside setting of the lighthouse.

The buildings would have been the only commercial development on the west side of Highway 1 between Half Moon Bay and the Santa Cruz County line.

Dihl said eventually, he would like to finish the buildings and make them livable. He said he plans to space them out in a wooded area where they would be difficult to see.

However, getting them hooked onto the area's sewer system could make that too costly.

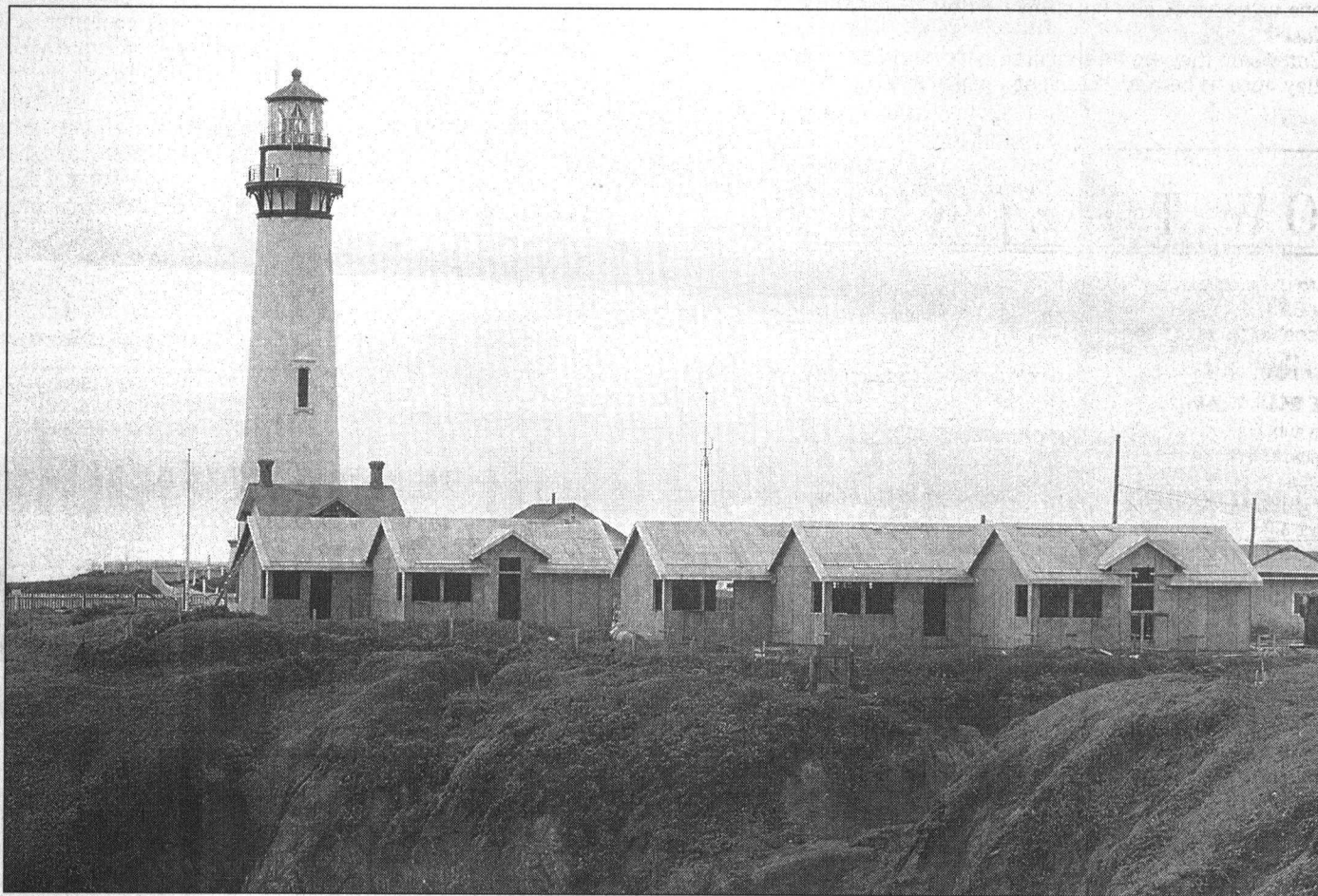
In the meantime, Dihl said he just wants to get the proper county permits in place to move the units to his property.

"Ultimately, I'm hoping to make them habitable," Dihl said Wednesday.

He is working against a deadline. Peninsula Open Space Trust wants the buildings gone by Nov. 1, said Jeff Powers, a project manager with the land conservancy group.

If the units aren't gone by then, Peninsula Open Space Trust plans to raze them, Powers said. Even after that, it could be months before the area is accessible to the public. Peninsula Open Space Trust plans to revegetate the site and eventually would like to sell the land to the state parks department.

"It's a full-blown construction site at this point," Powers said.



The Associated Press

These unfinished buildings were going to be a bed and breakfast, but the project was killed.

"Until we get it cleaned up, it's no place for the public."

The three buildings — containing three units each — were constructed in late 1999 and immediately sparked outcry from the environmental community.

"From the vast majority of people we spoke to, this was an inappropriate place for any kind of development," Powers said.

The San Mateo County Planning Commission, the Regional Water Quality Control Board and the California Coastal Commission all approved the bed-and-breakfast project in 1996.

Construction was stalled by water and sewer issues — the property owner eventually agreed to build a water and sewer system on the site — and building didn't begin until 1999.

Then in June 2000, Peninsula Open Space Trust secured a deal with property owner Kathleen McKenzie.

A public meeting on that plan will be held

Push begins to conserve San Mateo County coastline

SENTINEL STAFF REPORT

A group devoted to preserving open space has launched a \$200 million fund-raising campaign to preserve more than 20,000 acres of coastal land from Half Moon Bay to the Santa Cruz County line.

Menlo Park-based Peninsula Open Space Trust announced the effort Wednesday, adding the group has a \$100 million head start.

The group has received \$50 million each from the David and Lucile Packard Foundation and from the Gordon and Betty Moore Foundation.

The land faces development pressures

from the growing Bay Area population.

"The San Mateo coast is a national treasure that must be preserved," said Audrey Rust, president of the Peninsula Open Space Trust. "The land is the only remaining undeveloped coast next to a major metropolitan area left in the world."

Since its formation in 1977, Peninsula Open Space Trust has saved more than 43,000 acres. Last year, it paid \$2.65 million for three acres near Pigeon Point Lighthouse where an intended bed and breakfast was being constructed.

To contribute to the fund-raising campaign, call (650) 854-7696.

at 7 p.m. today at the Davenport Fire Station.

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