

COUNTY OF SANTA CRUZ PLANNING COMMISSION  
MINUTES

DATE MARCH 25, 1998

PLACE: Board of Supervisors Chambers, Room 525  
County Government Center, 701 Ocean Street, Santa Cruz, CA

COMMISSIONERS PRESENT: ROBERT BREMNER, DENISE HOLBERT, LEO RUTH,  
RENEE SHEPHERD, DALE SKILLICORN(CHAIRPERSON).

STAFF MEMBERS PRESENT: ALVIN JAMES(PLANNING DIRECTOR), SUZANNE  
SMITH, RACHEL LATHER JOAN VAN DER HOEVEN,  
MICHAEL FERRY, CATHY GRAVES, KIM TSCHANTZ,  
JOHN PRESLEIGH (DPW), JOAN CARPENTER (DPW).

COUNTY COUNSEL PRESENT: RAHN GARCIA

All legal requirements for items set for public hearing on the Santa Cruz County Planning Commission agenda for this meeting have been fulfilled before the hearing including publication, mailing and posting as applicable.

- A. **ROLL CALL:**  
Commissioners Bremner, Holbert, Ruth, Shepherd and Skillicom present at 9:00 a.m.
- B. **PLANNING DIRECTOR'S REPORT:** None.
- C. **COUNTY COUNSEL'S REPORT:** None.
- D. **ADDITIONS AND CORRECTIONS TO THE AGENDA:** None.
- E. **ORAL COMMUNICATIONS:** None.

**F. CONSENT ITEMS:**

**ITEM F-1**

APPROVE THE MINUTES OF THE MARCH 11, 1998 PLANNING COMMISSION HEARING AS SUBMITTED BY THE PLANNING DEPARTMENT.

**SANTA CRUZ COUNTY PLANNING COMMISSION  
MINUTES OF MARCH 25, 1998 HEARING**

COMMISSIONER RUTH: Security concern for lot 4.

COMMISSIONER SKILLICORN: Will fence align with commercial building.  
MICHAEL FERRY: Does not know.

PUBLIC HEARING OPENED

JACKIE NICOLI: Nice homes with be built; will compliment neighborhood.

CARL LEWIS: Concerned over two-story building ; lack of privacy. Also concerned about pathway and stream bank.

RAYMOND JOHNSON: Owns property where drainage ditch is located. County does not clean ditch.

JACKIE NICOLI: Studies submitted addressed slope issues.

PUBLIC HEARING CLOSED

COMMISSIONER SKILLICORN: Any project would have to deal with Airport Blvd.

COMMISSIONER BREMNER: Wants landscaping behveen fence and right-of-way. Would support motion to approve.

COMMISSIONER SKILLICORN: Continuance to 1:30 PM today to return with revised conditions and additional findings.

ADJOURNED 10:35 AM

RETURNED 1:40 PM

MOTION

COMMISSIONER SKILLICORN MOVED TO APPROVE STAFF RECOMMENDATION WITH REVISED CONDITIONS. SECONDED BY COMMISSIONER RUTH.

VOICE VOTE

MOTION CARRIED AND SO ORDERED. PASSED 5-0.

→ ITEM H-4

PROPOSAL TO 1) REMODEL AN EXISTING 13,127 SQUARE FOOT COMMERCIAL AND

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SANTA CRUZ COUNTY PLANNING COMMISSION  
MINUTES OF MARCH 25, 1998 HEARING

RESIDENTIAL STRUCTURE AND TO CONSTRUCT A 9,791 SQUARE FOOT ADDITION TO THE STRUCTURE, BOTH TO BE DONE IN THREE PHASES FOR A MASTER OCCUPANCY APPROVAL FOR A MIXED USE PROJECT WHICH INCLUDES VISITOR ACCOMMODATIONS, A CARETAKERS RESIDENCE, RESTAURANT, MICRO-JUICERY, OFFICES AND RETAIL USES; 2) EXCAVATE 1,350 CUBIC YARDS OF EARTH TO CONSTRUCT PARKING LOT TO SERVE THE PROPOSED USES; AND, 3) REZONE THE PROPERTY FROM THE "C-1" (NEIGHBORHOOD COMMERCIAL), ZONE DISTRICT TO THE "SU" (SPECIAL USE), ZONE DISTRICT TO ALLOW MIXED USES TO OCCUR ON THE SITE. REQUIRES A COMMERCIAL DEVELOPMENT PERMIT TO AMEND PERMIT NOS. 74-124-U AND 84-0230, A VARIANCE TO REDUCE THE MINIMUM 10-FOOT SETBACK TO 0-FEET, A COASTAL ZONE PERMIT, AND PRELIMINARY GRADING APPROVAL. PROPERTY LOCATED ON THE WEST SIDE OF HIGHWAY 1 OPPOSITE FROM THE HIGHWAY 1 INTERSECTIONS WITH DAVENPORT AVENUE AND CENTER STREET IN THE TOWN OF DAVENPORT.

OWNER: BAILEY FRED & BREN H/W ETAL  
APPLICANT: GREG STELTONPOHL AND FRED BAILEY  
SUPERVISORIAL DIST: 3  
PROJECT PLANNER: KIM TSCHANTZ, 454-3 170

**KIM TSCHANTZ:** Noted volume of correspondence received as a result of the application. Reviewed parcel history , Coastal Zone issues, Coastal policies, issues of development constraints, surrounding uses, and existing site improvements. Described proposed improvements and uses. Reviewed exhibits. Corrected variance, showed slides, reviewed water and sewer capacity issues.

**JOAN CARPENTER (DPW):** Reviewed grant status for sewer infrastructure improvements in Davenport. Matching funds are in-hand to obtain grant.

**KIM TSCHANTZ:** Described in detail the proposed rezoning and variance requests. "SU" zoning permits all of the uses proposed. Variance requested for front setback but only a small part of building. Described justification for variance to the required set back from roadway. Concluded with recommendation for action.

**COMMISSIONER HOLBERT:** Why a Negative Declaration and not a an EIR?

**KIM TSCHANTZ:** Discussion based on the fact that all identified impacts can be mitigated to a less then significant level. No substantial physical change in the environment.

**COMMISSIONER HOLBERT:** What if Commission wanted an EIR?

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**KIM TSCHANTZ:** Fair argument based on substantial evidence. Not based on opinions unsupported by facts.

**COMMISSIONER BREMNER:** Asked about landscape change and parking.

**KIM TSCHANTZ:** Landscaping to peak of building; parking still meets ordinance requirements. Traffic report based on worse-case situation.

**COMMISSIONER HOLBERT:** Asked about "SU" zoning; why?

**MARTIN JACOBSON:** Noted this is an exceptional and unique situation.

**KIM TSCHANTZ:** Reviewed alternate parking surfaces and discussed problems with decomposed granite and similar unpaved surfaces..

**PUBLIC HEARING OPENED**

**GREG STELTONPOHL:** Noted intent and vision of the project. Agreed to perform all permit conditions. Described project background. Environmental design that is good for economics. Project is an appropriate use; multi-use is also appropriate; uses mutually support each other. Shortage of this type of use and there is a need for it.

**BRENT BRENKWITZ (ARCHITECT):** Discussed design issues of site and building. Below height limit.

**KAREN McNALLEY:** Need a new town plan. Going too fast. Concerned for damage from earthquake in area. Questioned the quality of the soils report. Geologic report should be prepared.

**BILL HORNADAY:** Opposed to project and impact on the coastline, use should be on the other side of road.

**SUSAN YOUNG:** Parking is a problem; project ignores town; takes away town's view. Project will create traffic problems in town. Project overwhelms the town. This is "spot" zoning and is illegal.

**JOHN HARE:** Slides are misleading. Hedge should not exceed six-feet in height. Sloppy proposal. Not a community benefit. Wrong use, wrong place, wrong time.

**ANN PARKER:** Read letter from Bruce Lee.

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MINUTES OF MARCH 25 1998 HEARING**

**FRANK WILEY:** Should not locate on ocean side of Highway 1. Traffic is dangerous because of hill. Loss of views from project. Slides are misleading of project.

**CLAUDIA WEAVER:** Wants Coastline preserved; degrades the environment, coastline is a precious resource, Wants an EIR prepared. Project should not be approved.

**STEVE HICKS:** Applicant cares about Davenport; it's a decent project. Some concern over hedge height. Lot is not a meadow but rather a dirt lot. Supports project.

**Letter of Jane Robin read by John Hare.**

**Letter of Nancy Altman read by John Hare.**

**LOUIS BACH:** Against project based on traffic safety. Wants an EIR; project moving too fast. Opposed to set back variance. Not the right location for this project.

**ANN PARKER:** Opposed to project. Parking is a problem. Impact quality of life. Project moving too quickly, too big, inappropriate location. Not a good use for the site. Concerned over change of zoning.

**CHARLIE JONES:** Supports project; knocked other speakers who opposed project. Applicants have Community spirit; look at project on it's merits.

**DAWN OVERSON:** Traffic is already a problem. Applicant supports the community. Don't want anybody else to own property.

**DON FRAYAH:** Small project; supports project. Well planned and will be an asset.

**MARCIA MACDOUGAL:** Coastal corridor should not be changed. Wrong place. Wrong side of Highway. Don't sell the 'Coastline.

**BRUCE MACDOUGAL:** Project will have a significant adverse impact inconsistent with Coastal Act.

**Kristen Raugust:** Opposed to project; disputes computer simulation photos. They're manipulative

**THEIA WILDE:** Read letter in favor of project.

**LEE RHODES:** In favor of project; win-win situation for all.

SANTA CRUZ COUNTY PLANNING COMMISSION  
MINUTES OF MARCH 25.1998 HEARING

**JERRY PERCY:** Applicants are fair and truthful. Project will benefit Davenport.

**MORGAN COST:** Beautiful plan for an existing building; wants project approved.

**KIM KEMKEY:** Opposed to project.

**JODIE EDSSEL:** Supports project; this is private property. It should be allowed to be developed.

**JOEL MEGAN:** Davenport is a factory town with the cement plan. This project enhances the area; trying to make it low impact. Merit in using an existing building

**ROSE JOAN:** Supports project; place for people to congregate.

**BONNIE STELTONPOHL:** Emotional concerns about project; will provide a benefit to the County. The project is Community minded. Special and unique building; won't open floodgates for development.

**FRED BAILEY:** Charged situation; what's important is we care about the community. Not a giant conference center. Will not impact the community. Can't drag this application on and on.

**GREG STELTONPOHL:** Mitigation measures will reduce impact of project to community. Appropriate use of property.

**PUBLIC HEARING CLOSED**

**COMMISSIONER HOLBERT:** Struggled with this project; unsure of the impact of project, not prepared to make a decision. **CONCERNS:** town not present in visual presentation; need to explore impact on parking throughout the town; concerned for pedestrian traffic safety; believes **McNalley's** seismic concerns should be addressed; hedge height needs to be resolved; variance findings are hard; need operational conditions; Wants to explore EIR possibility. Project is not about liking or disliking anyone, this is a land use decision.

**COMMISSIONER BREMNER:** Echo concerns of Commissioner **Holbert**; generally in favor of project. Would like to work on the visual effects of the parking lot. Need to revisit rezoning issue. Explore crosswalk.

**COMMISSIONER HOLBERT:** Permit conditions should include a report back to Commission at conclusion of each phase.

SANTA CRUZ COUNTY PLANNING COMMISSION  
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**COMMISSIONER RUTH:** Well conceived project but concerned over pedestrian safety. Staff should explore the feasibility of constructing a pedestrian tunnel under highway 1.

**COMMISSIONER SHEPHERD:** Supports project; its appropriate to the site. No need for EIR. Hedge height needs to be sorted out. Noted significant advantages to ocean side parking lot

**COMMISSIONER HOLBERT:** Community should be allowed to use facility. Wants square footage of existing commercial in Davenport provided.

**COMMISSIONER SKILLICORN:** Supports project, Noted Coastal Act issues, not intended to take away property rights. Need to mitigate traffic problems; parking lot will help this situation Ready to approve this now.

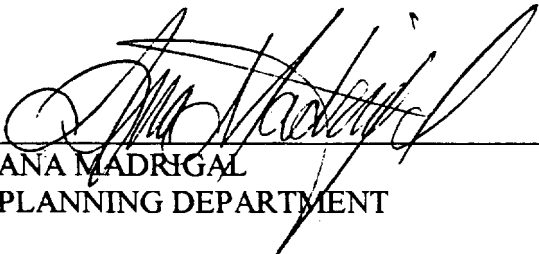
**MOTION**

COMMISSIONER HOLBERT MOVED TO CONTINUE UNTIL MAY 13, 1998 AT 1:30 WITH ADDITION DIRECTION TO STAFF TO RETURN WITH ADDITIONAL INFORMATION REQUESTED BY COMMISSIONERS. SECONDED BY COMMISSIONER SHEPHERD.

VOICE VOTE

MOTION CARRIED AND SO ORDERED. PASSED 5-0

PLEASE NOTE: THESE MINUTES HAVE BEEN APPROVED BY THE PLANNING COMMISSION AS OF APRIL 22, 1998.

  
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ANA MADRIGAL  
PLANNING DEPARTMENT

**COUNTY OF SANTA CRUZ PLANNING COMMISSION  
MINUTES**

**DATE:** May 13, 1998

**PLACE:** Board of Supervisors Chambers, Room 525  
County Government Center, 701 Ocean Street, Santa Cruz, CA

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**COMMISSIONERS PRESENT:** ROBERT BREMNER, DENISE HOLBERT, LEO RUTH,  
RENEE SHEPHERD, DALE SKILLICORN(CHAIRPERSON).

**STAFF MEMBERS PRESENT:** MARTIN JACOBSON, JACKIE YOUNG, KIM TSCHANTZ,  
JOHN PRESLEIGH (DPW), ALVIN JAMES(PLANNING  
DIRECTOR).

**COUNTY COUNSEL PRESENT:** RAHN GARCIA

All legal requirements for items set for public hearing on the Santa Cruz County Planning Commission agenda for this meeting have been fulfilled before the hearing including publication, mailing and posting as applicable.

- A. **ROLL CALL:**  
Commissioners Bremner, Holbert, Ruth, and Skillicorn present at 9:00 a.m.
- B. **PLANNING DIRECTOR'S REPORT:** None.
- C. **COUNTY COUNSEL'S REPORT:** None.
- D. **ADDITIONS AND CORRECTIONS TO THE AGENDA:** None.
- E. **ORAL COMMUNICATIONS:** None.
- F. **CONSENT ITEMS:**

**ITEM F-1**

**NO ITEMS SCHEDULED.**



**G. CONTINUED ITEMS:**

**ITEM G-1**

CONTINUED CONSIDERATION OF PROPOSAL TO CREATE 4 SINGLE-FAMILY RESIDENTIAL LOTS, INCLUDING THE RELOCATION OF AN EXISTING SINGLE-FAMILY DWELLING TO PROPOSED LOT B. REQUIRES A MINOR LAND DIVISION. LOCATED AT THE SOUTHWEST CORNER OF CHANTICLEER AVENUE (AT 2185 CHANTICLEER AVENUE) AND RODRIGUEZ AVENUE.

OWNER: MC CLURE COLE R M/M SS  
**APPLICANT:** MC CLURE COLE R M/M SS  
SUPERVISORIAL DIST: 1  
PROJECT PLANNER: JACKIE YOUNG, 454-3 181  
**APN(S):** 029-04 1-07

**JACKIE YOUNG:** Discussed materials requested by the commission at the last hearing suggested revisions to conditions of approval, and gave recommendation for action.

**COMMISSIONER BREMNER:** Asked about drainage condition.

**MARTIN JACOBSON:** Responded that final improvement plans would be reviewed by Public Works and the width of the easement would be determined at that time.

**MOTION**

COMMISSIONER BREMNER MOVED TO APPROVE PER STAFF RECOMMENDATION INCLUDING THE AMENDMENTS TO THE CONDITIONS OF APPROVAL. SECONDED BY COMMISSIONER RUTH.

VOICE VOTE

MOTION CARRIED AND SO ORDERED. PASSED 4-0.

ADJOURNED **9:30**

RETURN AT **1:30**

**→ ITEM G2**

CONTINUED CONSIDERATION OF PROPOSAL TO 1) REMODEL AN' EXISTING 13,127 SQUARE FOOT COMMERCIAL AND RESIDENTIAL STRUCTURE AND TO CONSTRUCT A 9,791 SQUARE FOOT ADDITION TO THE STRUCTURE, BOTH TO BE DONE IN THREE

PHASES FOR A MASTER OCCUPANCY APPROVAL FOR A MIXED USE PROJECT WHICH INCLUDES VISITOR ACCOMMODATIONS, A CARETAKER'S RESIDENCE, RESTAURANT, MICRO-JUICERY, OFFICES AND RETAIL USES; 2) EXCAVATE 1,350 CUBIC YARDS OF EARTH TO CONSTRUCT PARKING LOT TO SERVE THE PROPOSED USES; AND, 3) REZONE THE PROPERTY FROM THE "C-1" (NEIGHBORHOOD COMMERCIAL), ZONE DISTRICT TO THE "SU" (SPECIAL USE), ZONE DISTRICT TO ALLOW MIXED USES TO OCCUR ON THE SITE. REQUIRES A COMMERCIAL DEVELOPMENT PERMIT TO AMEND PERMIT NOS. 74-124-U AND 84-0230, A VARIANCE TO REDUCE THE MINIMUM **10-FOOT** SETBACK TO **0-FEET**, A COASTAL ZONE PERMIT, AND PRELIMINARY GRADING APPROVAL. PROPERTY LOCATED ON THE WEST SIDE OF HIGHWAY 1 OPPOSITE FROM THE HIGHWAY 1 INTERSECTIONS WITH DAVENPORT AVENUE AND CENTER STREET IN THE TOWN OF DAVENPORT.

OWNER: BAILEY FRED & BREN H/W ETAL  
 APPLICANT: GREG STELTENPOHL AND FRED BAILEY  
 SUPERVISORIAL DIST: 3  
 PROJECT PLANNER: KIM TSCHANTZ, 454-3 170  
 AI'N: 058-121-04

**KIM TSCHANTZ:** Gave staff presentation responding to four of the eleven issues raised by the Commission at the last hearing. Commented on the rezoning and its need by the proposal to allow the uses. "**SU**" zone district acts like a planned unit development. Showed slides to **describe** variance request and visual impacts of project. Concluded with recommendations for action.

**COMMISSIONER HOLBERT:** Asked about the project phases. Noted that no more phases exist.

**KIM TSCHANTZ:** Permit Conditions would allow development of phases 1 and 2 to be either sequentially or together.

**COMMISSIONER SHEPHERD:** Asked about street lighting. Wants to know about changes in North Coast development.

**KIM TSCHANTZ:** Most of North Coast is zoned "CA" ; Difficult to rezone or develop these properties. Reviewed zoning in the town of Davenport. General Plan has designated this site for commercial development.

**COMMISSIONER SHEPHERD:** This is not a domino for North Coast development.

**COMMISSIONER HOLBERT:** Very concerned about pedestrian use and impacts on pedestrians crossing Highway 1. Nothing in plan addressed this issue. Learned about blinking lights imbedded in the roadway. Provided handout on "Flight Light" for the record. Wants to

know what CALTRANS is willing to do. Wanted to know if staff has had conversations with CALTRANS about the pedestrian issues and resolutions to problems.

**JOHN PRESLEIGH (DPW):** May need a signal only. Does not recommend pedestrian lights; experimental in nature. Effective in slow speed zones. This is not the appropriate location. CALTRANS should look at this; it's a State Route not a County road. Can't assume motorists would stop for these lights. Cross walk lends a false sense of security in this situation.

**COMMISSIONER HOLBERT:** Time to start thinking about a 25 MPH zone in Davenport.

**JOHN PRESLEIGH:** People would ignore limit; can't create a speed trap. Only solution would be a **traffic** signal. It's up to CALTRANS. Not advisable to condition applicant. Board can direct DPW to work with CALTRANS to find a solution.

**COMMISSIONER HOLBERT:** Still worried about CEQA analysis in terms of pedestrian safety. Convinced a **traffic** signal is needed. Asked about **left** hand turn prohibition.

**JOHN PRESLEIGH:** That was a CALTRANS recommendation so cars are not turning left out on Highway 1.

**COMMISSIONER BREMNER:** Existing problem; has **CALTRANS** addressed the current problem?

**JOHN PRESLEIGH:** It's worth looking at now. CALTRANS is open to suggestions. Lower speed limits would not be effective. Signal would be paid by CALTRANS, County would pay 33% of project.

**COMMISSIONER BREMNER:** Applicant should be responsible for some of the cost due to increase in pedestrian and vehicle **traffic**.

**COMMISSIONER HOLBERT:** Another application is pending for a project across **from** Odwalla.

**COMMISSIONER SHEPHERD:** Been to site since last hearing; witnessed lots of pedestrians.

**COMMISSIONER SKILLICORN:** Project users won't walk across street unless they're going to the Cash Store. Any pedestrian will be coming from Davenport. Parking lot deals with problem.

**COMMISSIONER HOLBERT:** Needs more work on the possibilities.

**PUBLIC HEARING OPENED AT 2:35 PM**

**GREG STELTENPOHL(owner and applicant):** Application has been a 2 ½ year process. Fully accept all conditions in staff report. Safety was important part to **traffic** study prepared for project. Over-flow parking is available in the project. Pedestrian study would be difficult. Public parking will still be available.

**ANNA TELLSCHOW:** Read letter from another resident of Davenport. Opposed to project; wants an EIR prepared. Wants a model of project built.

**FRANK WILEY:** Substantial precedent for coast line. Commented on trees along project frontage. Project will have an affect on **traffic**. No enforcement of speed limit. CALTRANS won't be interested in installing a signal.

**BRUCE McDOUGAL:** Project out-of-scale with community. Noted the square footage of commercial building on the Highway 1 frontage. Project could be revised. Traffic through town will be worse without left-turns. Reduce size of project.

**MARCIA McDOUGAL:** **Traffic** will increase in front of school if **left-turns** are prohibited. Hedge is too tall. Building is too large.

**RACHAEL SPENCER:** Need complete town plan process.

**SUSAN YOUNG:** Project needs an EIR. Impacts are not mitigated. **Traffic** is a problem. Wants pedestrian issues resolved. Sloppy **traffic** study. Water and sewer studies are inadequate.

**BREAK 3:30 PM**

**RETURN 3:50 PM**

**JOHN HAY:** Visual simulation is inadequate and misleading. Development is too large. Clearer studies of the project are needed.

**MARK LIPSON:** In favor of project; will be an asset to community. Appropriate use of site. Opponents want to block project not mitigate impacts.

**ANN PARKER:** Tourist attractions have a life of their own. Traffic numbers are too low. Pedestrian impact have not been resolved. Rezoning is also still a concern.

**ANN DEL MORA:** Traffic problem is not new and won't get worse with this project. Good project. Meadow is a dried-up field most of the year.

**CAROL MCPHERSON:** In favor of project. Beach is the draw. Pedestrian crossing is already there.

**CHARLES JAMES:** Davenport is a diverse group. Competition to keep people out. Project won't affect school traffic, opposite side of Highway 1 Supports project.

**MARILYN FRAVEL:** Opposed to size of project, rezoning, and to not requiring an EIR. Traffic study is inadequate. Pedestrian crossing impacts need to be addressed.

**HOWARD EDDIE:** False statements at last hearing; no visual impact from project, Proposal can't start a trend on the north coast. Benefits entire County.

**KAREN McNALLEY:** Wants to maintain the existing scale of the community. Project will make existing traffic problems worse. Discussed seismic issues and concerns associated with the project. Site is within the zone of concern.

**GREG STELTENPOHL:** Discussed most recent architectural drawings. Parking will be available to the public. Lower parking lot will be used by employees. Pedestrians crossing Highway 1 will be fewer. Support a light signal and reduced speed limit. Project represents a 25% increase in Commercial space in Davenport.

**BRUCE McDOUGAL:** Adjacent property owned by southern there, Pacific Railroad

#### PUBLIC HEARING CLOSED AT 4:55 PM

**COMMISSIONER HOLBERT:** This project needs an EIR, and options to proposal. Pedestrian safety issues have not been resolved. The "SU" rezoning is uncomfortable; may not work. Overriding concern is the additional floor area being converted to commercial use and it's intensity. Parking lot vehicles near the population of Davenport. Scale of project is way off. Suggested change to parking lot and pedestrian trail access conditions. Hedge may block-out too much of view shed. Asked about historic public parking on the project site.

**KIM TSCHANTZ:** Public parking has not been legal. Thus, not a loss of public parking.

**RAHN GARCIA:** May be an implied dedication; but would need to be researched. Any rights the public has would need to be perfected.

**COMMISSIONER HOLBERT:** Informal parking situation currently.

**FRED BAILEY:** Survey done of area in 1984. Public parking assumed at the time. Final survey determined site was private property has been posted "No Trespassing".

**COMMISSIONER HOLBERT:** Concern for loss of public parking and impact on neighborhood. Conditions to prohibit restricted parking should be added.

**FRED BAILEY:** Only if other businesses do the same. His parking area is now used by

businesses on the other side of Highway 1.

**COMMISSIONER HOLBERT:** Should add a condition regarding bus parking location.

**COMMISSIONER SHEPHERD:** Supports condition.

**COMMISSIONER BREMNER:** Exciting hearing process; property rights on both sides should be recognized. Possible visual improvements. There's a need for a plan in Davenport. Don't like the "SU" zoning. But without PUD zoning, we can't be flexible. Supports due to lack of alternatives. Mixed-use will reduce impacts. Uses will benefit town. Don't see how project will overwhelm town. Project does not need an **EIR**.

**COMMISSIONER SHEPHERD:** Mr Bremner has summed up her feelings. Supports proposal and changes to conditions.

**COMMISSIONER RUTH:** Bothered by comments against staff and Commission. Noted correction needed in condition. Accepts the rezoning proposal. Ready to move project along.

**COMMISSIONER HOLBERT:** Not going to support motion. Traffic issues have not been resolved and project is out-of-scale with community.

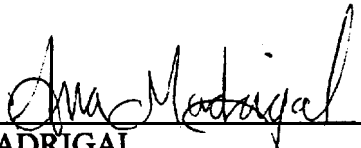
**MOTION**

COMMISSIONER RUTH MOVED TO ADOPT RESOLUTION, AND APPROVE APPLICATION WITH REVISED CONDITIONS AS RECOMMENDED BY STAFF AND READ INTO RECORD. SECONDED BY COMMISSIONER SHEPHERD.

VOICE VOTE

MOTION CARRIED AND SO ORDERED. PASSED 4-1 WITH COMMISSIONER HOLBERT VOTING "N".

PLEASE NOTE: THESE MINUTES HAVE BEEN APPROVED BY THE PLANNING COMMISSION AS OF JUNE 24, 1998.

  
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ANA MADRIGAL  
PLANNING DEPARTMENT!