

Item 5A

PLANNING DEPARTMENT

C O U N T Y O F S A N T A C R U Z

GOVERNMENTAL CENTER

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060

FAX (831) 454.2131

TDD (831) 454-2123

DEVELOPMENT PERMIT APPLICATION

PHONE: (831) 454-2130

PRINT DATE: 02/12/2004

APPLICATION NO.:

04-0069

APPLICATION DATE: 02/12/2004

AT COST

PARCEL NO. SITUS ADDRESS
058-082-08 450 HWY 1 DAVENPORT 95017

PROJECT DESCRIPTION:

Proposal to extend Coastal Development Permit and Commercial Development Permit 03-0003 and make minor changes as follows: relocate two windows on the front, relocate interior stairs, change a storage room to a sun room. add a fireplace, and a basement. Requires an Amendment to 03-0003. Property located on the north-east side of Highway 1, (450 Highway 1). about 220 feet north-west from Old Coast Road in Davenport.

DIRECTIONS TO PROPERTY: NORTH ON HIGHWAY 1 TO DAVENPORT. SITE IS ON THE RIGHT SIDE ABOUT 220 FEET PAST OLD COAST ROAD

OWNER: MAJORS GEORGE S/M
APPLICANT: MAJORS GEORGE S/M
RES. PHONE: (831)247-1884

450 HIGHWAY 1 GYENPCRT CA 95017
450 HIGHWAY 1 DAVENPORT CA 95017

APPLICATION FEES:	RECEIPT: A0077626	DATE PAID: 02/12/2004	
COMM/INDUS/INSTIT DEVEL 2-20K SQ FT -ACP	500.00		if13655
COB NOE ADMINISTRATIVE FEE	25.00		
COASTAL ZONE PERMIT - REGULAR	250.00		#13655
COUNTY FIRE DISC APPL REVIEW	50.00		
APPLICATION INTAKE B	136.00		
ENVIRONMENTAL EXEMPTION	125.00		
ENVIRONMENTAL EXEMPTION	-125.00		
RECORDS MANAGEMENT FEE	15.00		
FLAT FEE CONVERTED TO AT COST	250.00		#13655
*** TOTAL ***	1226.00		***

PARCEL CHARACTERISTICS FOR: 05808208

ZONE DISTRICT(S): NEIGHBORHOOD COMMERCIAL . HISTORIC LANDMARK

GENERAL PLAN LAND USE DESIGNATION(S): NEIGHBORHOOD COMMERCIAL

GENERAL PLAN LAND USE DESIGNATION(S): DAVENPORT SP. COMMUNITY

PLANNING AREA: NORTH COAST

URBANRURAL BOUNDARY: WITHIN U/R BOUNDARY

COASTAL ZONE: WITHIN COASTAL ZONE

GENERAL PLAN RESOURCES & CONSTRAINTS: SCENIC

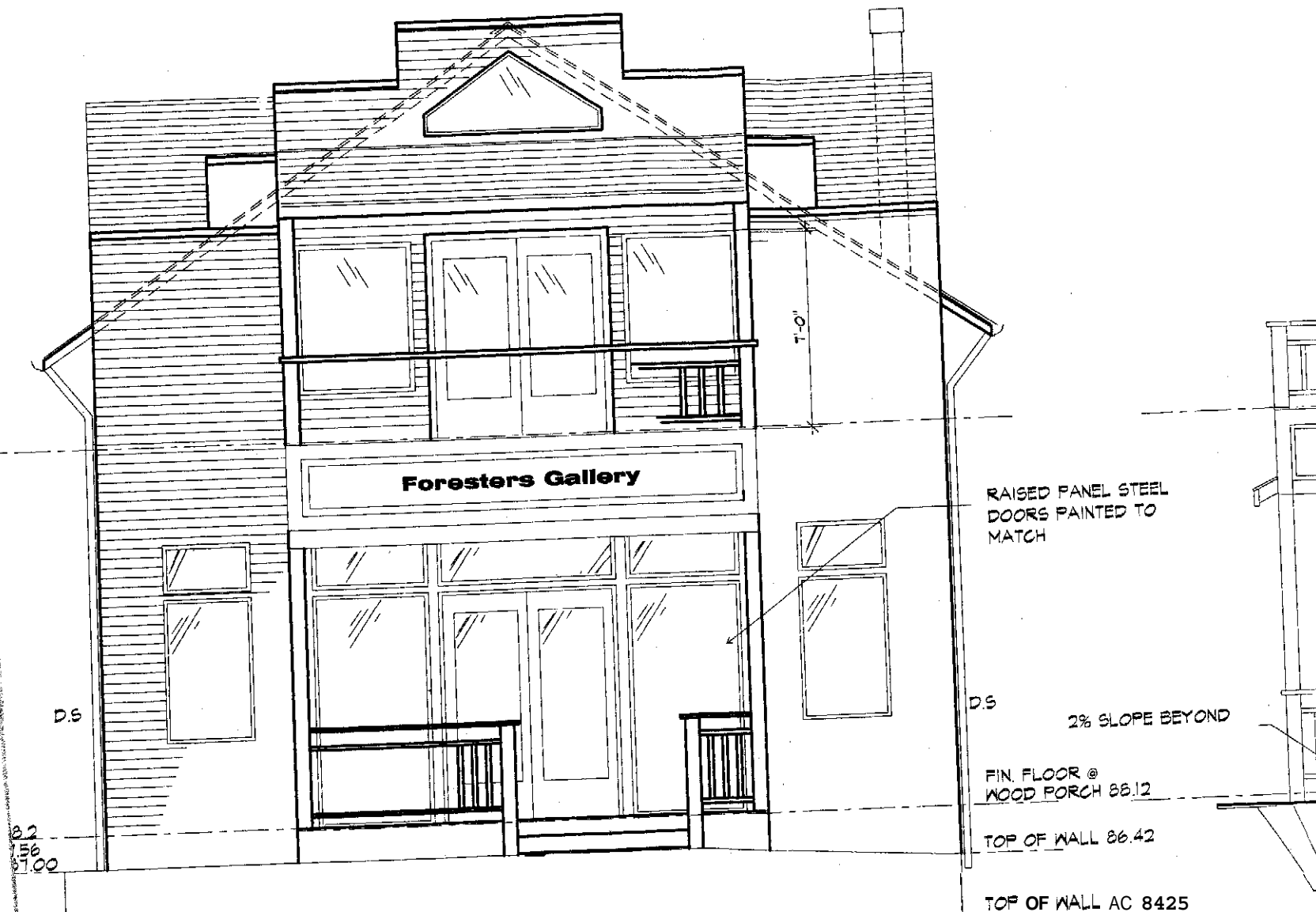
GENERAL PLAN RESOLRCES & CONSTRAINTS: ARCRES

GENERAL PLAN RESOURCES & CONSTRAINTS BIOTIC

ASSESSOR LAND USE CODE: CLUB/LODGE HALL

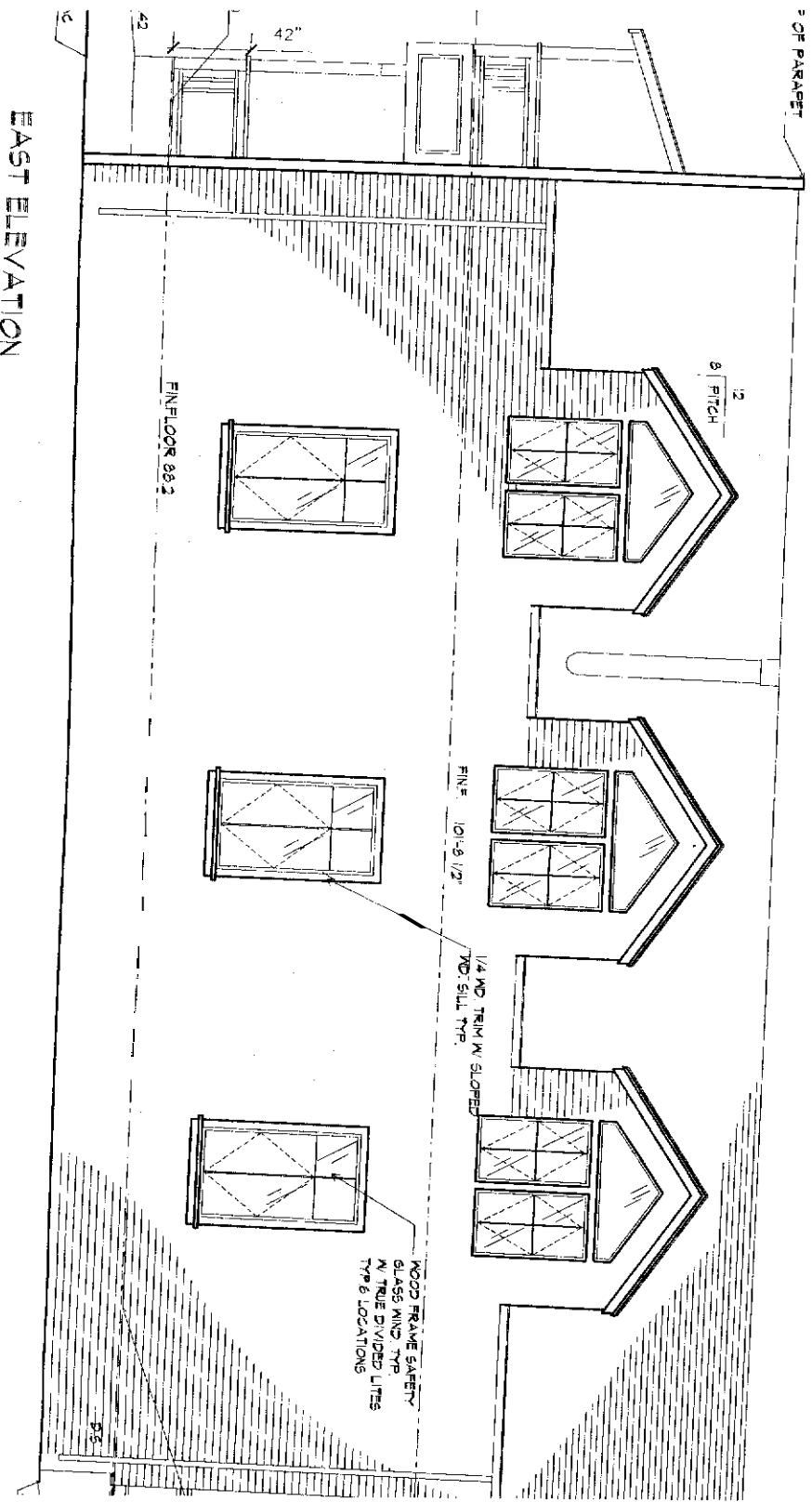
DISTRICT SUPERVISOR: Mardi Wormhoudt

Item 5A



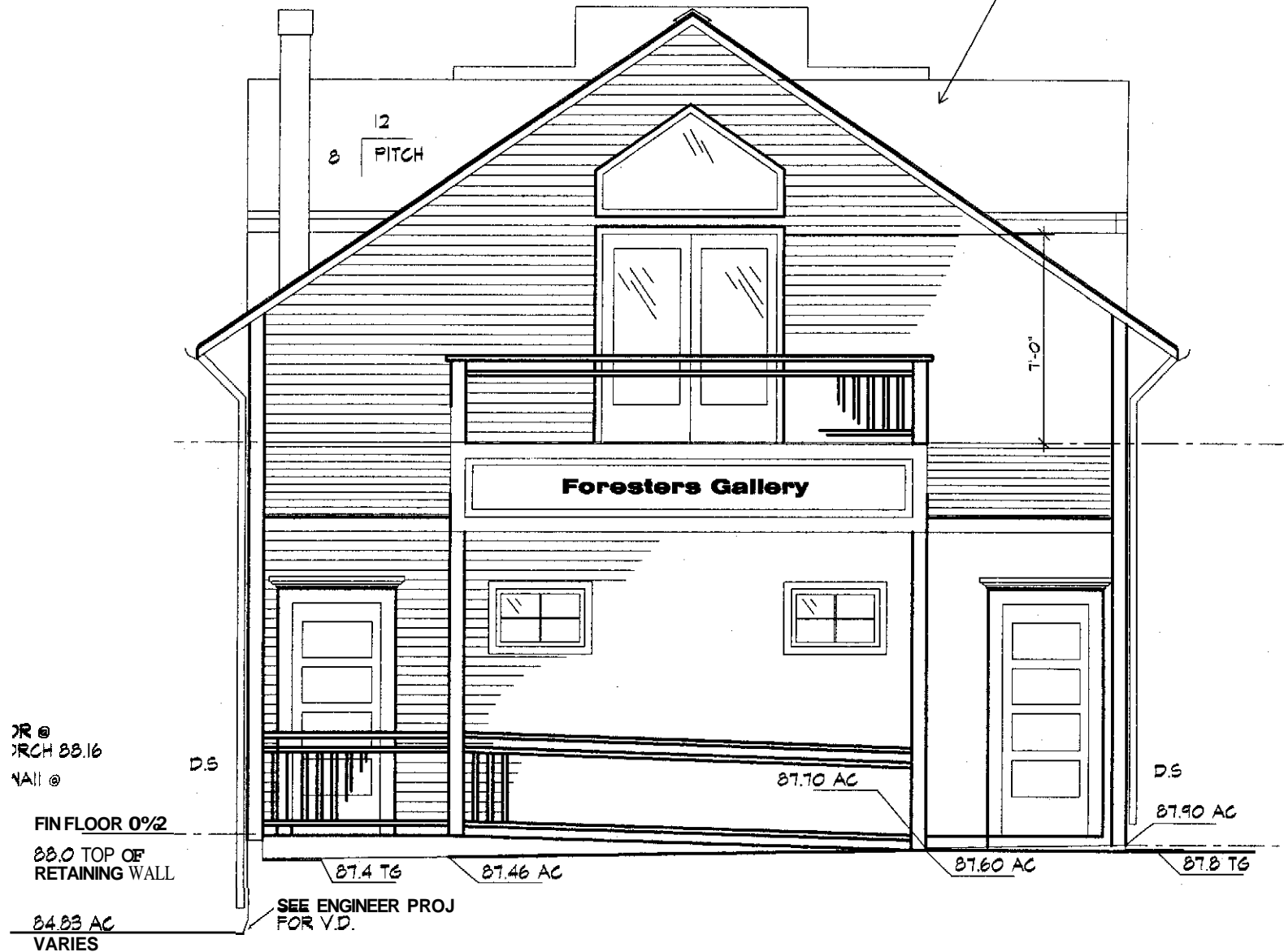
SOUTH ELEVATION

Item 5A



Item 5A

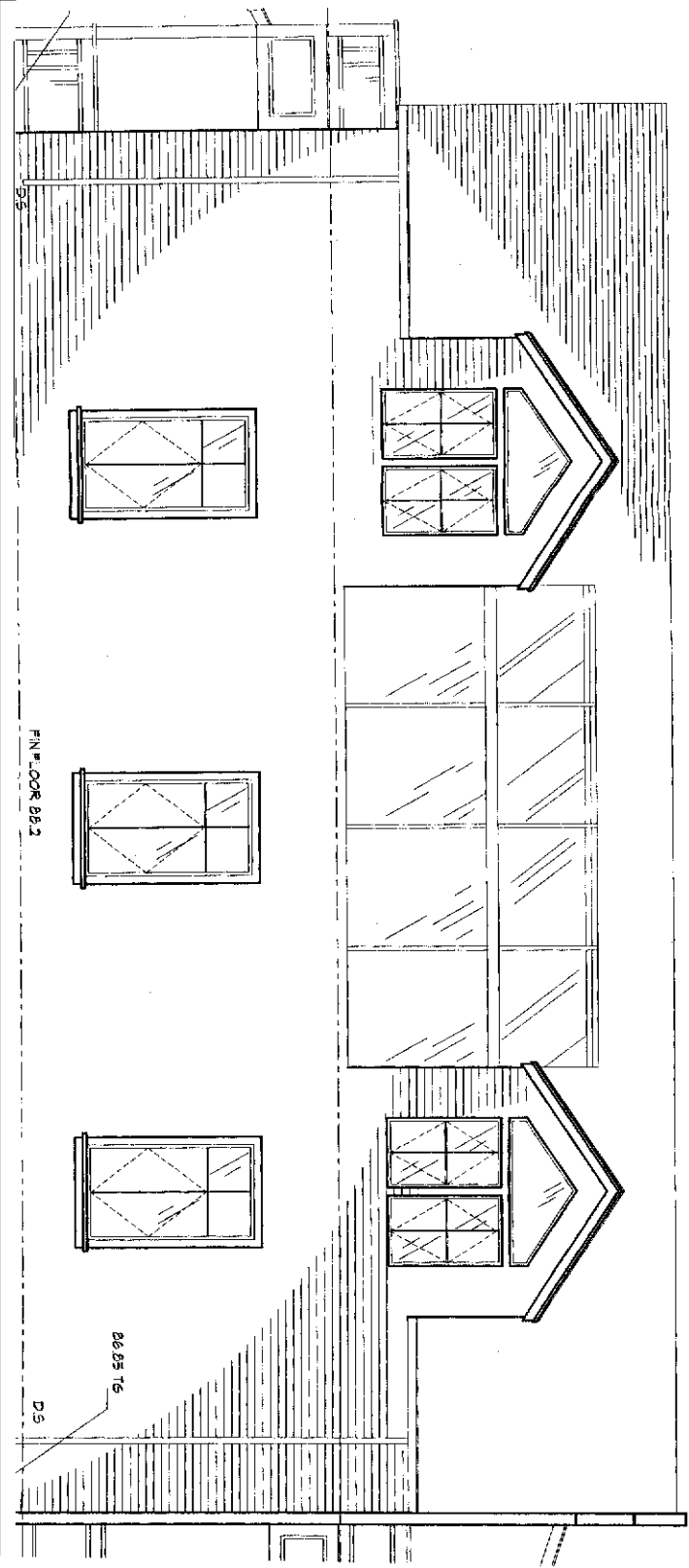
DORMERS BEYOND



NORTH ELEVATION

TERRI L.N. FISHER

Item 5A



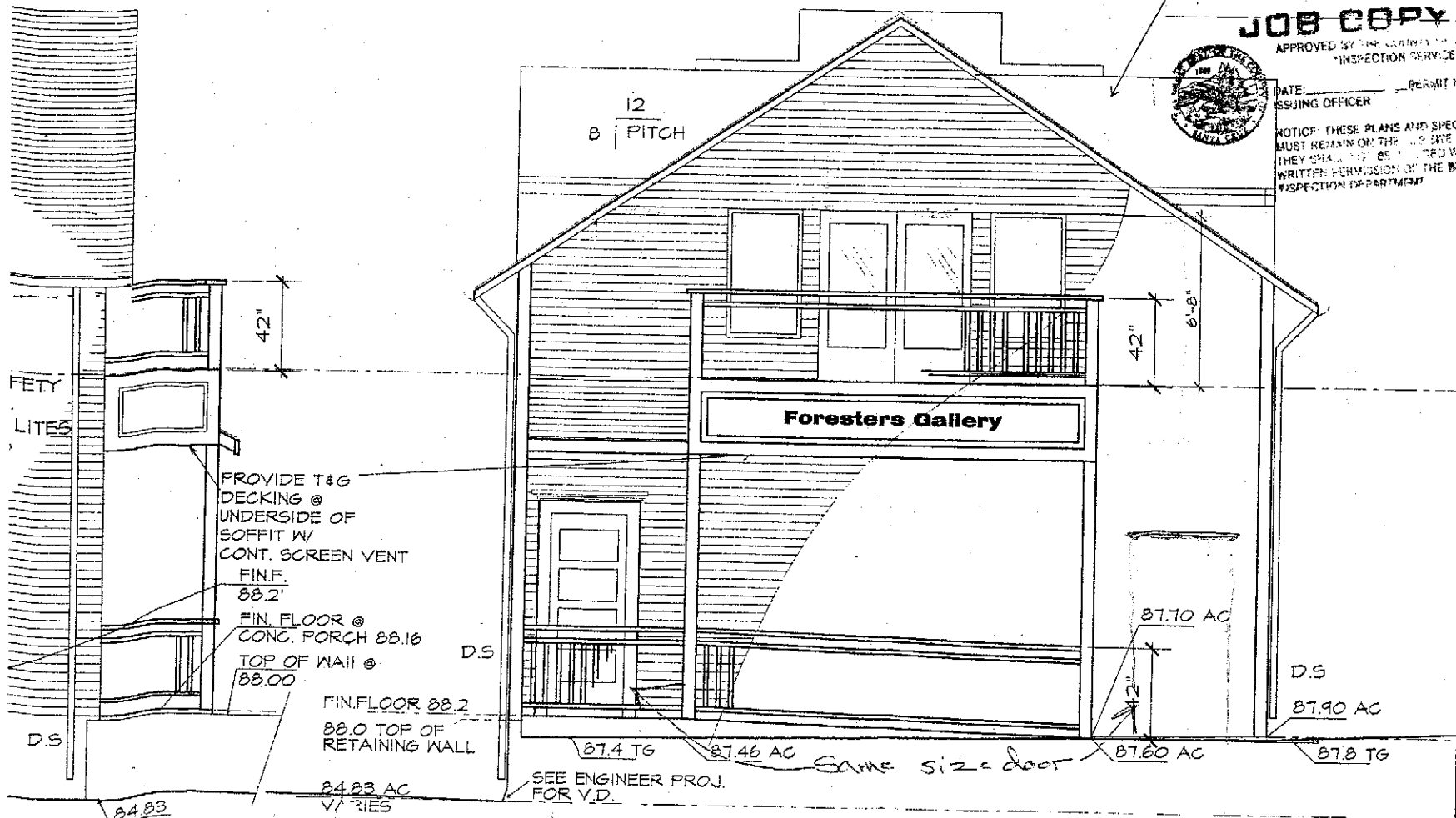
2750 AC 2750 AC
INLET STAIRS TO BASEMENT
WEST ELEVATION

1

Item 5A

Proposed changes approved by HRC
08-13-03

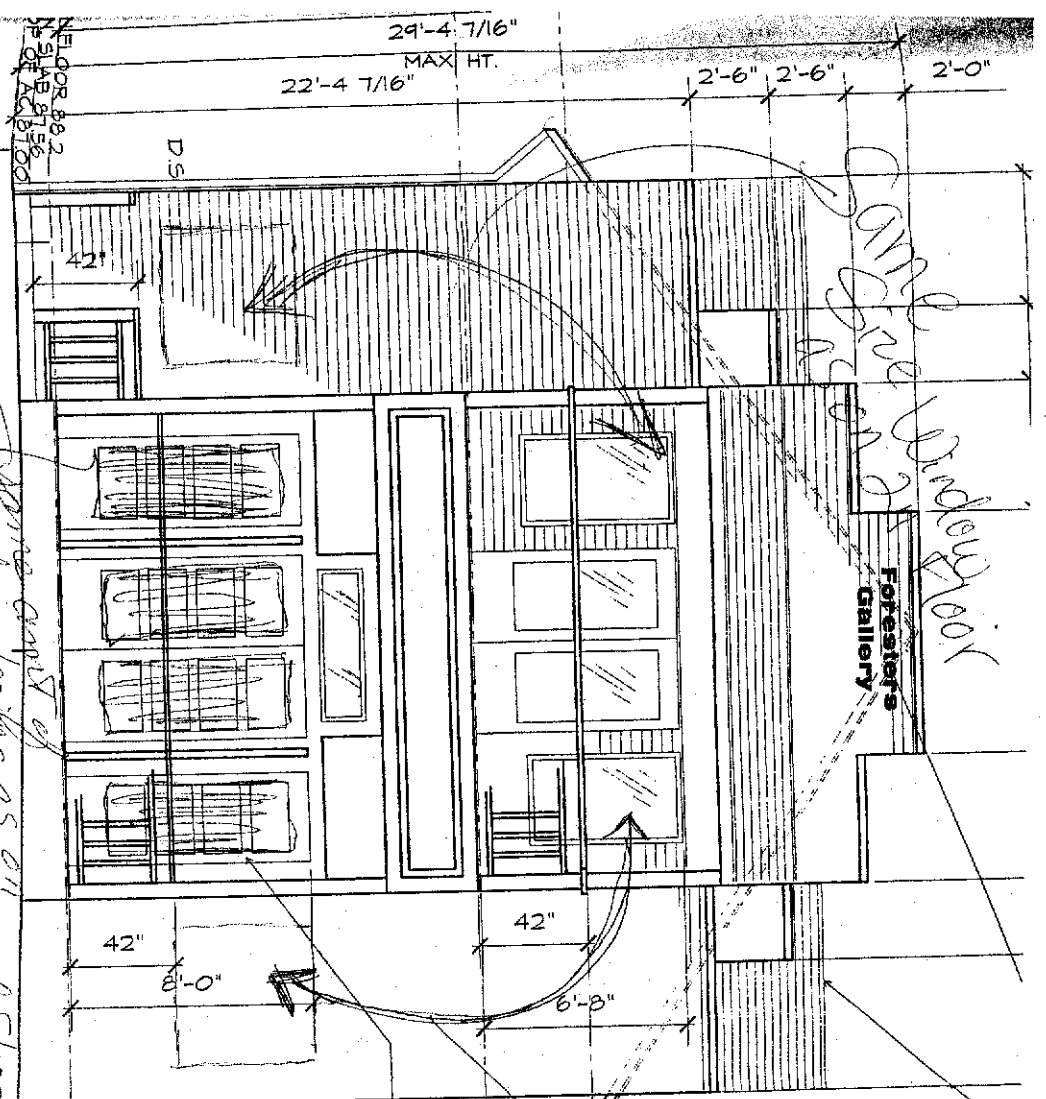
REVISIONS		B
03/15/02	1	F
7/11/02	2	F



NORTH ELEVATION

TERRI L.N. FISHER

ARCHITECT
LICENSE NO. C14039
SANTA CRUZ, CA 95060
(831) 425-5105
285 MIRACLE LN.



SOUTH ELEVATION

could also have a glass porch or porch
Same Size windows for continuity / conformity

FIN. FLOOR @
WOOD PORCH 88.12
 TOP OF WALL 86.42
 TOP OF WALL AC 84.25

WEST ELEVATION

**Proposed changes
 approved by HRC
 08-13-03**

RAISED PANEL STEEL
 DOORS PAINTED TO
 MATCH

Same windows on 2nd floor

George Mayors 247-1884

APN 058-082-08

CLASS C OVER LATHING
 26 GA. GALV. SHT. METAL
 GUTTER W/ 3" O DOWNSPOUTS

Stam 5A

residents and visitors to the area.

Other design criteria specific to the Davenport community, found in Section 13.20.143 of the County Code and Policy 8.8.4 of the County General Plan, require that new development be consistent with the height, bulk, scale, materials and setbacks of existing development and that new development be small scale, one or two-story structures of wood construction. Additional policies required that the original building on this site, the Forester's Hall, not be demolished, that any restorations respect the original character, and that any additions be compatible with the original structure. Unfortunately, the original Forester's Hall fell into disrepair, was eventually determined to be unsafe, and was demolished (see following discussion under "Historic Resource Issues").

In order to address the design criteria and the intent of the requirement to retain historic structures, the applicant has proposed a new building which is small in scale, has been designed to approximate the design of the original Forester's Hall, is located in the same footprint as the previous building and is the same height of the previous building. It is a small-scale, two story structure with a sloping roof and horizontal wood siding, painted a yellow-beige with white accents to match the historic color palette.

The applicant has requested an exception to the provisions of Chapter 13.11, the Site, Architectural and Landscape Design Review Ordinance which require the provision of large canopy trees in the parking area. Section 13.11.074 requires a minimum of one tree for each five parking spaces, so for six parking spaces, one tree would be required. An exception may be permitted, however, due to special site standards or when the objectives of the Design Review ordinance would be better achieved by allowing flexibility of design. The subject parcel is unusually small for a commercial parcel (5,096 square feet), is only 32 feet in width, and is surrounded on three sides by an existing alley. The proposed site design is intended to accommodate required parking, improve area circulation, and provide landscaped areas in both the front and rear parking areas. There is, however, insufficient room to accommodate a landscape area large enough for a large canopy tree, and a large tree in the rear parking area could block views of the Davenport Jail from Highway 1. To reduce the impact of an expanse of impervious surfacing between the rear of the commercial building and the front of the Davenport Jail, the applicant has proposed to install low-growing shrubs at the rear parcel boundary and in front of the jail.

HISTORIC RESOURCE ISSUES

The subject parcel is a designated historic landmark because it is the site of the former Forester's Hall, which was demolished in 1997. The original hall was a false-front, Vernacular building which was built in 1910 and was used for dances, screening of early motion pictures, and social events. The building played a significant role as a gathering place for Davenport's early residents. By 1997, however, the building had fallen into disrepair and was determined to be unsafe. Because the cost to renovate the building would far exceed the cost to reconstruct, the owner requested and received approval to demolish the building. The demolition was reviewed and approved by the Historic Resources Commission on May 15, 1997 and was approved at a noticed public hearing before the Zoning Administrator on August 15, 1997. The minutes of the Historic Resources Commission meeting are contained within the staff report to the Zoning Administrator (Attachment 5 to Exhibit "D"). A condition of that approval included review and comment from the Historic Resources Commission for any subsequent development plans for the parcel. The current proposal was reviewed by the Commission on March 10, 1999, With a recommendation that the proposed project be approved. The minutes of that meeting are included as Attachment 6 to Exhibit "D."

HRC Minutes

*Item
approving original replacement building*

F. CLG Annual Report

Cherry McCormick indicated that the 1998 CLG Annual Report was due on 5/1/99, and that she would be submitting the Report to the State by that date. She again requested that all Commissioner's biographical data be submitted to her as soon as possible for the Report.

VI. NEW BUSINESS

A. Review of Development Permit Application #99-0036, Proposal to Construct a two story structure on the site of Foresters Hall, 71 Highway One, Davenport

Commissioner Fisher stepped down from the Commission for the duration of this item. She was later introduced as the applicant's representative and architect.

Cherry McCormick called attention to Enclosure 1 in the HRC packet, which included minutes from the HRC meeting when demolition of the prior Forester's Hall was approved. At that time, the HRC requested that any future use of the site be reviewed by the HRC.

Today's review by the HRC was to comply with that prior motion.

Cherry McCormick introduced Cathy Graves, project planner from the Planning Department, who gave a brief presentation on this application. She indicated that the application was incomplete at this time. Commissioner Low asked whether any material had been salvaged from the demolition of Foresters Hall, which had been a designated historic resource. Mr. Licursi responded that interior redwood had been salvaged from the old building, and it was his intent to use some of the tongue and groove redwood on the new building's siding.

Terri Fisher made a brief presentation on this item. She indicated that the height and width of the proposed building will be the same as the prior structure, but that the new building will be pulled forward on the lot from the prior footprint. Commissioners Swift and Kennedy both commended the proposed use of the site. Commissioner Low commented that the proposed building did a good job mimicking the prior historic resource; she asked, however, about using shed dormers vs. the gable dormers being proposed.

Commissioner Swift moved approval of Application #99-0036, as submitted. Commissioner Kennedy seconded the motion. The motion passed unanimously, with a vote of 4:0 with Commissioner Fisher abstaining.

B. Invitation to Soquel Avenue Bridge Dedication

This item was not discussed, due to time constraints.

C. HRC Budget

Cherry McCormick gave the HRC an update on the FY 98-99 HRC/Planning Department budget, and said that the FY 99-2000 budget was just now being prepared. She said that money remained in this year's budget for consultant services. Commissioner Kennedy mentioned that the available

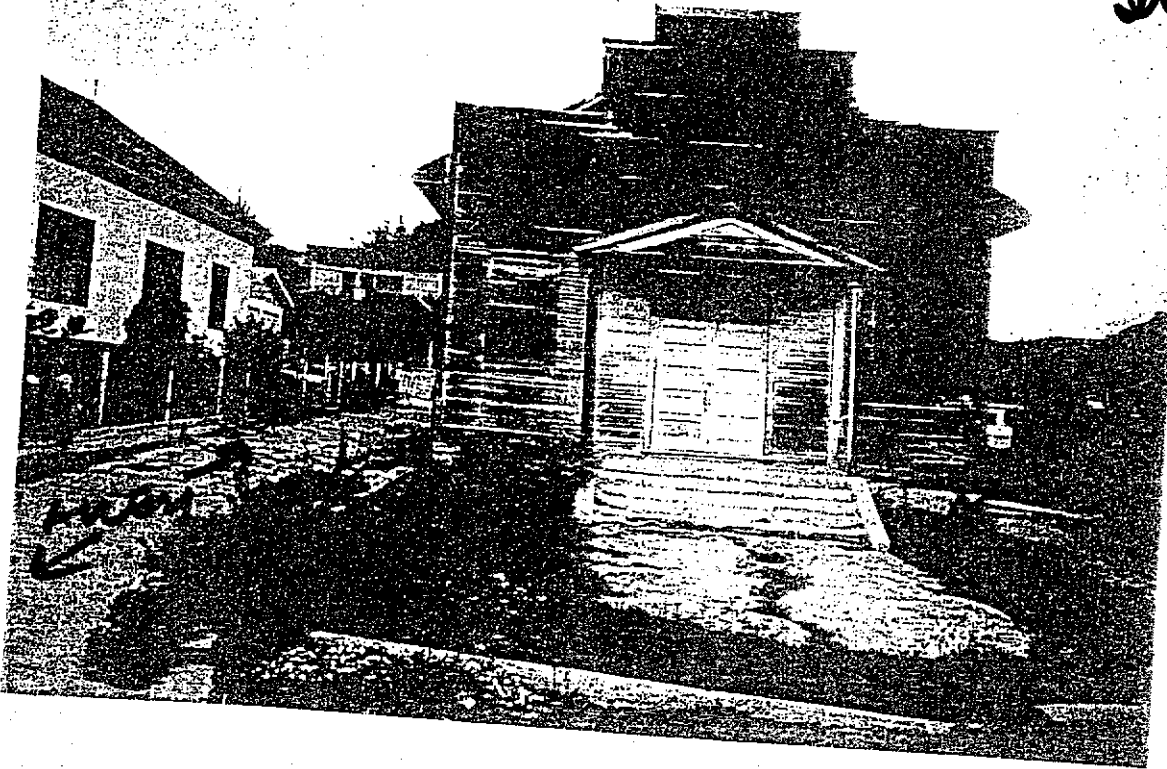
Environmental Review Initial Study

TACHMENT
PLICATION

6
99-0036

EXHIBIT

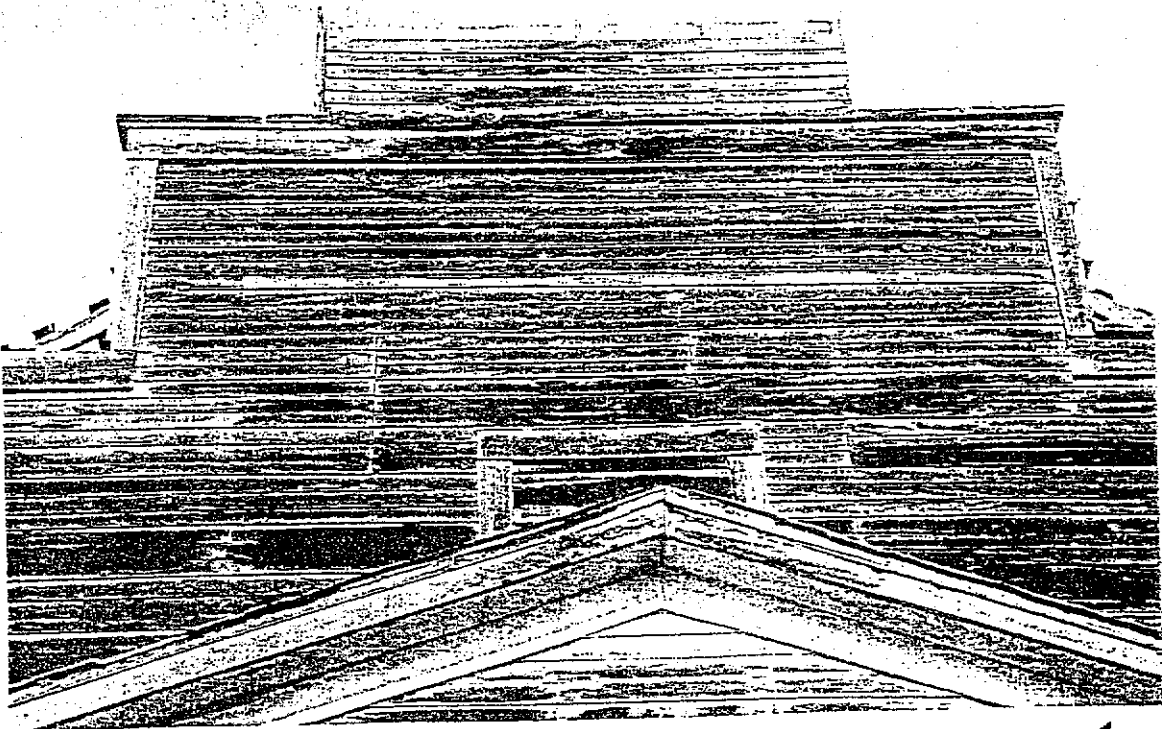
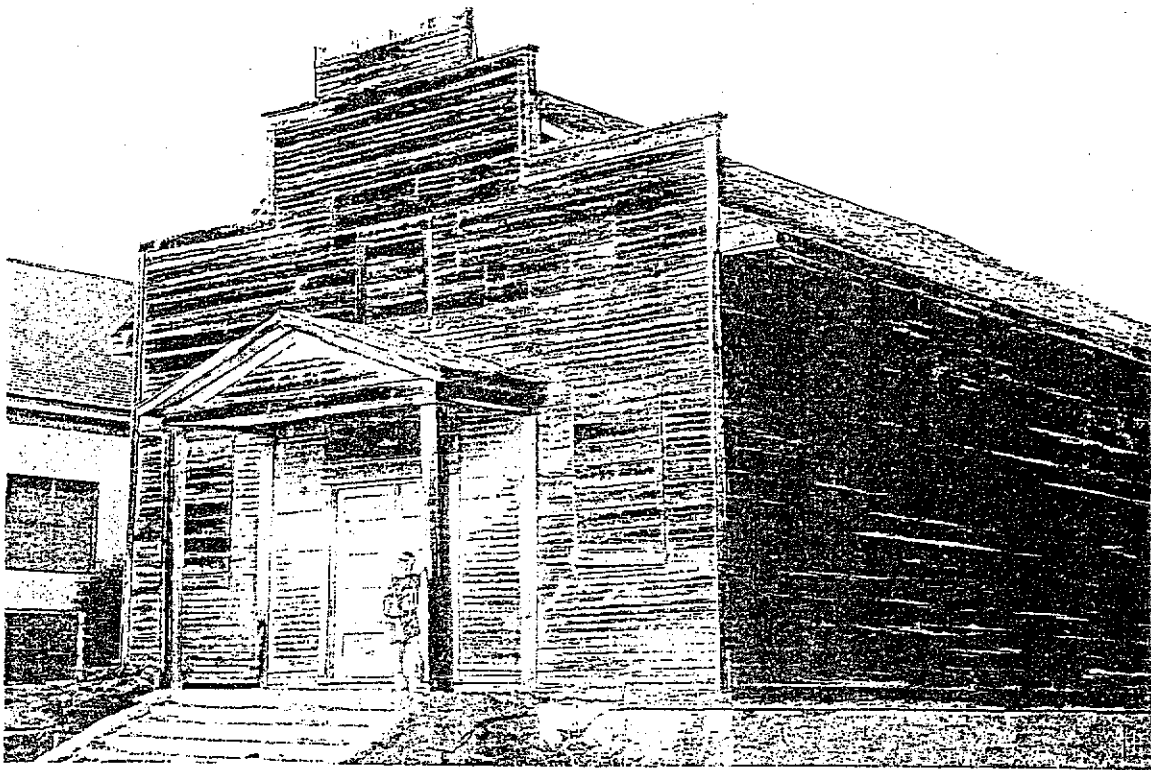
Stan 5A



ORIGINAL FORESTER'S HALL
VIEW FROM HIGHWAY

H-1

Item 5A



FRONT FACADE OF ORIGINAL FORESTER'S HALL

H-2