

LOGPAC Doesn't Want Development Discouraged

Development in Live Oak should not be discouraged while a general plan is being formulated, the Live Oak General Plan Advisory Committee (LOGPAC) has said in a pointed letter to Supervisor Phil Baldwin. The community planning group also expressed a desire for more time to complete its recommendations.

In a letter to Baldwin passed by a near-unanimous vote Monday evening, LOGPAC asked the first district (Soquel-Live Oak) supervisor to "reconsider your decision to halt all development in Live Oak until the general plan is completed, and that you request the board of supervisors to rescind its policy to this effect and to allow such development that meets all necessary criteria."

The LOGPAC missive is in response to a Jan. 18 supervisory action, in which Baldwin's recommendation to "avoid additional commercial development in areas that are not currently in commercial use" was approved. At that time, the zoning administrator and planning commission were

instructed to carefully screen such applications for discretionary permits.

LOGPAC apparently resented those strictures, as their letter notes, "We wish to point out that in no other part of the county has development been halted simply because a new plan was being formulated.

"If such a restriction on development during the formation of a general plan is allowed to stand," the letter continues, "it would logically follow that development would be halted each year when the general plan is being reviewed and updated. The implications are obvious."

LOGPAC co-chairman Dick Dugan, who tendered his resignation from the group in a surprise move, explained that the civic group was being beseiged by frustrated developers who had projects affected by the supervisors' action. "When he (Baldwin) places a directive of this sort to the supervisors, it places us in the position of being the reason people can't do what they want to do."

With so many individual

complaints and requests, Dugan said, LOGPAC hasn't been able to do the work they set recommendations.

Baldwin was unavailable for comment this morning, but his administrative aide, Ellen Gruys, pointed out that Baldwin had not asked for a halt to "all" development in Live Oak. "They just have to be in conformance with the guidelines already in effect," Gruys said, adding that Baldwin would take the matter seriously and respond shortly.

The LOGPAC letter also asked that the Feb. 15 target date for completion of its study be waived, noting "we feel it ill-advised to make these decisions hastily, without full consideration of all facets of the problems involved."

Baldwin had asked that the group's recommendations be to the Planning Commission by Feb. 15, that staff work be completed before April 25, and that the general plan be adopted by the supervisors before the end of June.

Chris Hooper, now sole chairman of LOGPAC, expects those final deadlines to be met, and maintains that the group is well ahead of schedule. She also said that once all the committee reports are received and approved, general meetings will cease until a final plan is drawn up.

The subcommittee chairmen who drew up the reports on services, land use, housing, circulation, and parks and recreation will meet with chairmen for specific neighborhoods and planning staff to draw up the final review of the plan. Another co-chairman will also have to be chosen, Dugan pointed out.

The next LOGPAC general meeting will be held Feb. 14, and will continue to be held each Monday evening until all the reports are in.