

Over 30 Per Cent Of LO Still Could Be Developed

Live Oak could grow by about 9,000 people, 3,800 new housing units and 147 acres of new businesses if all the vacant land were developed with the current zoning, County Planner Dennis Pisila reported.

"There is still quite a deal of land as of Feb. 1976 that is vacant in Live Oak. If we assume that agriculture is on its way out . . . we have over 30 per cent of Live Oak that could be developed. Almost one out of three acres could potentially be put to a use that it is not now," Pisila stated Monday to the Live Oak General Plan Advisory Committee (LOGPAC).

Pisila reported that the R-1-6 zoning is the most common in Live Oak (not including Santa Cruz Gardens). This is a residential zone which allows one single-family dwelling per 6,000 square feet of a site. Some 875 acres, over one-third of Live Oak, is zoned R-1-6.

Treating the 345 acres of Capitola that are in the Live Oak General Plan area as a separate entity, Pisila said that over a third of this area is residential, 110 acres were vacant before the Sutter Hill Shopping Complex began, 62 acres are devoted to roads and 35 acres are commercial.

Multiple-residential zoning is the

next most common in Live Oak, Pisila said, with some 325 acres zoned RM-4 which allows one unit per 4,000 square feet.

However, he pointed out, a lot of the RM-4 acreage is used for single-family dwellings, not multiples. Some 92 acres are used for single family homes. These homes are allowable where there is at least 6,000 square feet on a lot.

With 198 acres of commercial development currently and 147 acres of vacant land that could be developed commercially, Pisila pointed out that there is more than enough commercial land to support the number of people that could move into Live Oak.

As the predominance of single-family homes was pointed out again and again, LOGPAC member Harry Hooper complained that the County Planning Department had changed a lot of the multiple residential zoning from a higher density to a lower density, thus decreasing the value of the land.

Deputy Planning Director Henry Baker explained that Live Oak in 1974 had a lot of high density zoning like 40, 29 and 13 units per acre while most of

the multiple development was occurring at 10-12 units per acre.

It also was discovered that much of the multiple-residential zoned land was being used for single-family residences, so the board of supervisors decided to rezone some land to RM-6 which would allow single-family units to be built, Baker explained.

With the population pressures in Live Oak, Hooper answered, the land should be changed back to allow for higher density development.

Walt Eller, a mobile home park developer, also complained about the proliferation of single-family homes, saying that the cost to develop mobile home parks has become so high that low income people can no longer afford to live in them.

"Everybody can't build a \$100,000 to \$200,000 home. It's nice to say we have room for new homes . . . but we have to fit this in to what people can pay for," Eller said.

He blamed the high cost of permit fees, levied on a developer before he even gets the final okay on his project as the reason behind exorbitant costs. He suggested these fees be delayed until the developer gets a yes or no answer on his development.