

# Public hearings scheduled

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using features from a number of different concept proposals.

The four alternate plans are Plan A, Commercial and Residential Center; Plan B, Continuation of Current Land Use; Plan C, LOGPAC Recommendation; and Plan D, High Density Residential Corridor-Natural Amenities.

Concerning the LOGPAC recommendation, the draft report noted, "As the planning process was lengthy and often slow, membership, leadership and even the basic assumptions underlying the intent and need for a Live Oak plan changed."

Land use recommendations of LOGPAC's final report provides increased residential land use by 80 per cent. The staff noted the LOGPAC plan is actually a composite of two of the ten concepts — one representing some of the initial studies before the split last June, and another reflecting the ideas of the later group.

Plan C would increase commercial land use by 99 per cent, to a total of 395 acres. "This implies the expansion of regionally oriented commercial activity along 41st Avenue and Portola Drive," the report states, "Capitola Drive, between 7th and 17th Avenues and the 14th Avenue and East Cliff areas will also experience notable increases in commercial land use."

Industrial land use would increase by 181 per cent, to 73 acres total, located in the area of Brommer and 17th Ave. and along Soquel Drive between the Capitola Road intersection and Rodeo Gulch.

Open space and vacant land would be reduced to 289 acres. "Plan C represents the highest total developed land area, approximately 13 per cent more than the other three plans," staff said.

In general, the county planning department gave the total LOGPAC report little validity. "Plan C represents the transformation of the Live Oak area into a highly developed urbanized area with relatively few remaining open and undeveloped areas."

In summary, the draft states, "the Plan provides for regionally oriented commercial uses while NOT facilitating access to the developed amenity areas such as Twin Lakes or the Harbor area."

Plan A, Residential and Com-

mercial Centers, was given the most favorable description by county planners. This plan, the draft states, will expand the potential for single-family housing of the type preferred by most families; will maintain the present proportion of medium density housing that characterizes Live Oak; and will reduce the potential for high density residential development by two-thirds. Commercial acreage will increase by an overall 45 per cent, but will be concentrated in the regional shopping center area of East Live Oak, Opal Cliffs and 41st Avenue.

This plan would provide 84 acres for industrial use, an amount estimated to be 15 acres more than needed to provide employment for all new residents. The surplus "could serve to lower land prices and thus facilitate economic development," planners said, "In the interim, such land might be held as open space in agricultural uses." Industry would be located in the Brommer and East Live Oak area.

Open space will be reduced the least in Plan A, which recommends a reduction of 45 per cent,

with the largest decreases in Twin Lakes, Brommer and East Live Oak areas, ranging from 35-50 per cent.

Land used for transportation will increase 52 per cent, and the population projection is for 36,470 residents.

"The plan presents a compromise of local versus regional perspectives in that a regional-serving commercial capability is provided for, with the necessary automobile access, while neighborhood scale commercial development is also encouraged. The plan does not facilitate tourist access to the natural amenities and stresses instead neighborhood scale parks and open spaces. The plan provides for an excess of industrial land and will provide employment adequate for not only Live Oak residents but also for a large portion of the county," the report states, "In general, the plan reinforces the assumptions that Live Oak will be a major urban area of the unincorporated portion of Santa Cruz County."

Plan B, Continuation of Current Land Use Policies, "can be described as maintaining the status

quo," planners said.

The plan follows an approximation of present land use with few capital improvements, and attempts no redirection of land use types.

In Plan D, High Density Residential Corridors-Natural Amenities, planning staff drew up the kind of development plan used for highly urbanized cities, which may represent Live Oak "in the very distant future."

This plan combines a high population with preservation of the Rodeo Gulch riparian corridor as a natural amenity.

Copies of the Live Oak General Plan draft are now available to the public. Copies have been distributed to local libraries, and can be purchased from the county.