

2-16-60

Alternative Growth Patterns For Live Oak Area Proposed

By Norman Indahl

A 20,000 population in the next quarter century living in planned communities interspersed with beautiful parks.

This is one of two growth patterns painted for the Live Oak-Soquel section at a mass turnout of more than 200 persons last night at Live Oak Grange hall. Abraam Krushkov, consultant from the Wilsey, Hamm and Blair planning firm, pictured the section from the Santa Cruz city limits to Capitola in two ways.

By providing a balanced economy for the anticipated 20,000, the 6 $\frac{3}{4}$ -square-mile sector will have open spaces and parks dividing the communities. There will be a commercial center for 7000 job workers in 100 acres set aside for industry. More emphasis will be given to providing jobs for college age students and young people. Employment is going to be geared more for senior citizens, according to this plan.

Another alternative is to gear the growth pattern to recreation and resort by intense development of the Twin Lakes sector where a yacht harbor is planned.

Bordering the ocean would be multiple dwellings and high density uses. Krushkhov pointed to a high ratio of commercial activity to exploit the tourist trade. This will bring about a high degree of seasonal employment.

The planning expect emphasized that a tourist-recreation development carries the pitfall of being the first to be hit in any recession with a sudden drop-off of tourists.

Mixed feelings were expressed by the huge turnout. Many were reluctant to accept 100 acres for industry—much less the 500 acres proposed by the Live Oak Improvement association. A general feeling prevailed that there may be too much development whether by a balanced economy or geared to tourist-recreation, for the 6 $\frac{3}{4}$ square miles.

Figuring approximately 10 employees to one industrial designated acre, the planning consultant said 100 acres for 7000 workers is a necessity. People seemed reluctant to accept this much land for industry. Krushkhov emphasized that industry is important for a balanced economy.

The planning department staff and the consultant will digest the thoughts of the people and develop a basic general land use plan to present to the area in the near future. Fifteen maps dotted the walls of the hall, representing two years of work from the planning consultant's team and commission staff on the county general plan. Some of the maps showed the existing uses of each parcel in the area.

The visionary planning consultant, in one breath calling the area a hodge-podge of uses, expressed enthusiasm over the section for having priceless resources and open spaces—elements basic to good planning.

Mrs. Elizabeth Gawain, county planning director, listed the fol-

lowing objectives for the area plan:

To achieve a healthy transition from an area of cottages and small farms to a modern, balanced urban community.

Raise the quality of the environment for living and working.

Expand opportunities for employment for job seekers of all ages.

Conserve the area's natural beauty.

Realize the business potential of the area's expanding recreation and tourist attractions.



San Francisco. — George T. Davis, long-time attorney for convict-author Caryl Chessman, displayed his elation as he posed early today at his San Francisco home after California