

## Forbus has parting advice

# Clearing of air at LOGPAC

By CAROLYN SWIFT

Deputy Planning Director Henry Baker told members of the Live Oak General Plan Advisory Committee (LOGPAC) Monday that he hopes the group can finish its work on goals and objectives for a general plan within the next month.

As guest speaker at the general meeting, Baker said he wants to put some pressure on LOGPAC to finish work on general plan guidelines soon, so county planners can use various recommendations to prepare a series of alternative plans. Baker said the plans could be ready in March or April.

As Baker spoke, he took the opportunity to discuss some concerns he has heard expressed at previous meetings regarding the role of the county planning staff and county procedures in the planning process.

There were only about 30 voting members present—although both Supervisor Dan Forbus and Supervisor-elect Phil Baldwin were in attendance. Several LOGPAC members found Monday's session a good chance to air some of their feelings about differences within the committee membership since its reorganization last summer. It was the first time much of the conflict was discussed within an atmosphere of reconciliation.

Baker said the role of the county planning staff to the community is to provide technical assistance and to fill a responsibility to the county in general regarding the needs outlined by the board of supervisors.

"It is difficult to represent LOGPAC verbatim," Baker said, "It is our duty to provide technical assistance, not secretarial assistance, and our ultimate responsibility is what we feel is the public interest."

Baker said he wants to make it clear that county planner Dennis Pisila operates under his direction as a technical advisor to LOGPAC, and is not directly responsible to the committee.

"Dennis Pisila has worked under my direction," he said, "And I feel his performance has been exemplary."

The deputy planning director explained the unfinished general plan for Live Oak has caused many of the problems of property owners who wish to apply for building permits. Since zoning must be consistent with a general plan, the county has designated the 1961 county plan as the guideline document for Live Oak, with the modification of the PROS (Parks, Recreation and Open Space) Plan.

LOGPAC member Harry Hooper asked if it is possible to create a general plan that conforms to present zoning, rather

than to recommend a plan that requires zoning changes.

Baker replied that there are many ways consistency can be achieved through the formation of a general plan, and added, "I hope it is done in a rational manner, with a study of social and economic concerns, so changes can be made on a basis that is somewhat informed."

He explained that zoning is a tool to be used to program how development should occur within the next five years, and is not a device to set forth land use perpetuity.

There will be no moratorium on development in Live Oak, he added later, "You don't have to stop the world because you are doing a general plan. Instead there is implementation of what we have."

The delay to property owners who want to develop their land, Baker said, depends upon how quickly LOGPAC moves toward completion of the general plan document.

Lenore Wilkerson was the first to mention some of the hard feelings that have existed in the LOGPAC membership during the past several months.

"We turned in a progress report to the county after many, many months of hard work," she said, "I would be happy to remind you that goals and objectives have already been presented by the group that started with LOGPAC last December. There have been some changes, of which I am sure you are aware," she told Baker, "LOGPAC has gone from what the committee wants as a general plan to what individuals want. These individuals have been loud, organized and they have showed up in force."

"Those of us who were less mature or more timid than I have been afraid to speak up," she said, "So that work that was done before has been set aside. We have been told we have to start over, but there has never been a reason given."

There were some objections to Mrs. Wilkerson's comments from other members, but Baker responded that bickering among individuals on the committee is really typical of all general plan study groups, and is a representation of the various points of view that are necessary.

"The key is to have some respect and to reach an agreement," he said.

Baker also told the group that, "Just because you are a citizens committee and representative group doesn't mean your recommendations will be cast in bronze." The document produced by the advisory group, he ex-

plained, will be reviewed by the planning staff, the planning commission and the boarding of supervisors—and will be subject to the process of a public hearing.

At his request, Supervisor Dan Forbus was also a speaker at the Monday meeting.

Since the holiday season is arriving and projections for completion of the plan are set in the spring, Forbus said, this was one of his last opportunities to talk with the group as a supervisor, and he wished to share some comments based upon his eight years' experience.

A large part of the Live Oak population both now and in the future will be elderly people, Forbus said, and he urged LOGPAC to reject any consideration of the elimination of mobile home parks. "To do so," he said, "Would be a catastrophe."

Forbus also recommended consideration for small businesses over large shopping centers. "I would much rather see a small business than a large shopping center like those on 41st Avenue," he said.

The supervisor said the Soquel General Plan is one of those in the county that can be considered successful.

"Soquel has a successful general plan and one that I'm proud of. There were some fights there too, and in the end there was a compromise," he added, "The difference between that plan and this one is that Soquel's plan was not done in an election year. It couldn't be an election vehicle one way or the other."

LOGPAC will have to undergo a good deal of compromise, Forbus said, but it is the first time, as far as he knows, that people in the community have had a chance to tell the planners what they want.

"This is the first time this has happened that I know of," he said, "People here should have pride in that. Be fair, and try not to get too involved in politics."

When he finished, Supervisor Forbus received a standing ovation. Moments later, supervisor-elect Phil Baldwin—who has shaved his familiar moustache—was also given a welcome applause.

Pleas for greater cooperation were also made during the meeting by newcomer Tony Ziro and original LOGPAC member Eileen Marshall.

Ziro asked the group how many were attending because they are concerned about the possible downzoning of their own property, and about 20 of the 30 members present raised their hands. Another five indicated they are not concerned about downzoning of their land.

Eileen Marshall said she be-

lieves there are two things that have been a problem to LOGPAC. One was a lack of communication between the community and the planning staff, which had been mentioned earlier by Henry Baker. The second was a letter sent to Live Oak residents that misrepresented the goals and progress of the general plan advisory group last summer.

"I feel the mistrust this group has experienced stems from that letter," she said, "Now we should be able to go back and work it out."

In other matters, LOGPAC announced that plans are underway to deliver a questionnaire for publication in all newspapers with distribution in the mid-county area.

LOGPAC also voted 22-8 on a motion by Harry Hooper to send a letter to the county board of supervisors in affirmation of a vote taken two weeks ago, urging the county to apply for state funding for park sites without designating specific parcels to be purchased with the funds.

Dennis Pisila said he is checking with officials in Sacramento to see if it is possible to make such an application under the Roberti Z'berg program. As he understands the application guidelines, he said, Live Oak's application will be in competition with other counties, and the site will be part of the basis for a grant.

Items to be on the agenda in two weeks will include a member's request that Phil Baldwin be asked to resign as a voting member of LOGPAC, since his membership may be a "conflict of interest," once he begins a term as supervisor in January.

Neighborhood Two will hold a caucus session next week before the regular meeting of LOGPAC subject committees. The neighborhood session will start at 7 p.m., and the subject committee groups will gather at 7:30 p.m. in the Live Oak School cafeteria.