

# Business Owners Worried Over Live Oak Shopping Center Proposal

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The Santa Cruz County Redevelopment Agency wants to develop a 10-acre tract across from the campus of Dominican Santa Hospital into a 117,000-foot shopping complex. The tract, between Highway One and Commercial Way is regarded as the best in Mid-County for a larger-scale retail business. The catch is that many of the business owners already occupying the site have no desire to redevelop there to rise in opposition to the development because it will "wipe me out," said John Carter, whose Santa Cruz business has been at the Commercial Way location for 24

Supervisors were considering a replot on a proposed retail shopping center put forward by RDA director Tom Burns.

Commenting in his opening statement before the county supervisors, Burns tried to present the shopping center as a last chance type of opportunity.

"We are at a key crossroads in terms of the future of our retail base," Burns said.

Burns sees two paths awaiting the approach of county leaders. They can either continue working with the small local business community, while San Jose retail centers continue to swallow up market share; or the county can be "responsive to the consumer" by creating larger, local retail shopping opportunities.

Burns began his statements before the Board by clarifying that the agency at this time is merely interested in exploring the public mood toward the proposed



The Largest Parcel of the Development Site in Live Oak is Owned by Redtree Properties