

# Village Concept Opposed

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## At Live Oak Plan Meeting

LIVE OAK

There was a general feeling against the village center concept and some talk against any parks at all in the Live Oak area during the Live Oak General Plan Advisory Committee (LOGPAC) meeting Monday night.

LOGPAC has met weekly since December to come up with a general plan for the Live Oak unincorporated area of Santa Cruz. The district stretches from Arana Gulch on the west to Soquel Creek on the east and from just north of Highway 1 down to the coast.

With about 100 citizens crowding Live Oak School's cafeteria Monday, the audience

apparently was primarily commercial land owners and business owners. Co-chairman Dick Dugan said. He said currently it appears there is a minimum representation from single home owners and families, but the group will get an accurate tally of the make up next Monday.

The meeting mainly was a review session of Capitola's General Plan of 1975, the City of Santa Cruz' General Plan of 1964, the county's Parks, Recreation and Open Space Element Plan (PROS) of 1973-74, the existing county zoning plan and three alternative village center plans that members of LOGPAC have prepared.

Dennis Pisila, county planner and consultant for LOGPAC, went over LOGPAC's Plan 1A which shows the need for village centers if the population of the community reaches 30,000. He also went over Plan 1D which is a village center plan that accounts for existing high density uses.

Pisila showed Plan 1F which is a village center plan prepared by Mike Miller and Dan Landry, both neighborhood voting representatives in LOGPAC. Their plan builds on existing uses to a greater extent than the other five village center alternatives.

The PROS plan also was discussed. This plan indicates 13

parks for the Live Oak area. The county has not yet bought any of this land for parks, Dugan said, and the demonstration of this map was what sparked the comments against any parks at all.

Dugan has said in the past that this plan does not specify enough what should be done with certain areas such as coastal wetlands, riparian corridors and areas along creek banks and ponds.

A composite map of Capitola's General Plan of 1975 and the City of Santa Cruz' General Plan of 1964 was also discussed. The Santa Cruz plan, which is currently being revised, covers the area to the west of Rodeo Gulch and the Capitola plan covers the area to the east.

Pisila said Capitola would probably accept the general plan that LOGPAC comes up with "if the plan recommends some changes and is presented to Capitola in a rational way." He said the county will have to change its general plan because development has occurred in Live Oak that is inconsistent with the county's plan passed in 1961.

He added that he did not know if the City of Santa Cruz' new plan would include Live Oak, but that its 1964 plan did include the district.

Pisila also presented the county's existing zoning plan which shows linear commercial zoning along 41st Avenue, Portola Drive, Soquel Drive and Soquel Avenue and the beginnings of commercial development on Capitola Road and 17th Avenue.

LOGPAC is divided into seven neighborhood groups, each contributing seven voting representatives and seven alternates.

Neighborhood Two, the Maciel-Rodriguez area bordered by Highway 1 to the north and Capitola Road to the south and by Arana and Rodeo gulches to the west and east, caucused before the meeting. Member Ellen Gruys reported that so many new people showed up that the group did not take any action.

Neighborhood Five, the area with the least representation which is located in east Live Oak bordered by Highway 1 to the north and the railroad to the south and Rodeo Gulch and Soquel Creek to the west and east, also caucused before the meeting and also didn't get much done because most of the members came late.

Neighborhood Seven, the Opal Cliffs area south of the railroad between Corcoran Lagoon to the west and Soquel to Creek to the East, caucused before the meeting and voted to keep the original five representatives and elected Mike Spencer and Kevin Gugat as new voting representatives and Frank Bolle, Frank Lane, Bob Dettle and Tony Ziro as alternates.

LOGPAC will meet again Monday at 7:30 p.m. at the Live Oak School cafeteria. Copies of the LOGPAC Progress Report are available at the County Planning Department.

REFERENCE

