

Green Sheet



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Village center plan tailored for Live Oak

A review of the "village center commercial land use concept" adopted at a previous meeting was the main topic of discussion for members of the Live Oak General Plan Advisory Committee (LOGPAC) at a meeting Monday night.

In developing a design for the future growth of the Live Oak planning area, the committee adopted the village center concept which calls for the development of neighborhood shopping centers in various parts of the planning area and a major "community" center at the

The proposed locations of seven neighborhood centers were identified Monday night by county planner Dennis Pisila, planning staff aide to the advisory committee. Each was planned to contain from four to six acres after full development, and were located, Pisila said, for convenience of walking to the centers and because of their location near large parcels of now-vacant land.

The proposed locations were:
—Neighborhood 1 (Dominican Hospital area): Thurber Lane and Soquel Drive.
—Neighborhood 2 (Rodriguez

St. and Maciel Ave.): 17th Ave. and Rodriguez, and 17th Ave. and Capitola Road.

—Neighborhood 3 (Twin Lakes): 7th Ave. and Eaton St.

—Neighborhood 4 (Brommer St. and 17th Ave.): 17th Ave. and Capitola Road.

—Neighborhood 5 (41st Ave.): 41st Ave. community center.

—Neighborhood 6 (Santa Maria del Mar): East Cliff shopping center.

—Neighborhood 7 (Opal Cliffs): 41st Ave. and Portola and 26th Ave. and Portola.

Pisila explained that the location of the neighborhood centers was based on a proposed population in 1995 of 30,000 people.

After discussing the location of the various centers at length, committee members representing the Twin Lakes Neighborhood 3 differed with Pisila on the location of that neighborhood shopping center, contending it should be farther north along 7th Ave., above the railroad tracks.

Pisila recommended higher residential densities for the areas around the neighborhood centers—six to 12 units per acre—and a density of 12 to 20 units per

acre in the vicinity of the 41st Ave. community shopping center.

Also discussed at length were plans for development of industrial areas within the planning area. Pisila said there are about 65 acres zoned for industry, but only about 10 are presently used for that purpose.

Pisila's plan showed industrial areas along the freeway frontage road and along the Southern Pacific railroad at 17th Ave. He showed a map indicating a truck route coming down 17th Ave. from a proposed freeway overpass, but some committee members argued against the proposal, citing this would cause traffic problems within a basically residential area.

The group will meet again on June 7—at a location yet to be announced—to discuss further the village center concept to review a progress report being prepared for the board of supervisors by committee chairman Dan Landry.

Monday's was the last meeting to be held at Live Oak School, Pisila said. The June 21 and 28 meetings will be held at Del Mar School at 7:30 p.m.