

Board sets interim policy for Live Oak development

By Larry Mauter

With the draft Live Oak general plan in circulation, and its approval expected by January, supervisors this week moved to insure the plan's usefulness for Live Oak planning.

The Board voted unanimously Tuesday to establish a policy regulating development for six months, or until supervisors adopt the plan.

In a letter to the Board, Supervisor Phil Baldwin (Live Oak-Soquel) outlined several reasons for the action including the current water shortage, sewer and natural drainage problems and difficulties resulting from an outdated existing general plan.

POLICY

Supervisors had previously established an interim development policy asking builders to hold in abeyance proposals until adoption of the general plan.

However, a petition, being circulated by former members of the Live Oak general plan committee and supported by the local Sierra Club, had asked for a ban on all commercial and residential construction until the general plan's adoption.

The Board's Tuesday action revises its interim development policy "so as to inform applicants (after May 31) that the Board will deny without prejudice new proposals" not voluntarily continued for six months or until the new Live Oak plan is adopted by Supervisors.

The policy applies to permit applications for subdivisions, minor land divisions, planned unit developments

and mobilhome planned unit developments.

"All other permit applications first being found consistent with the 1961 general plan will receive approval during this interim policy," agreed the Board.

HARDSHIP CASES

The Board action allows the county to consider hardship cases and planned development permits which may be designated consistent with the general plan after the new plan is recommended by the county's planning commission.

In explaining his request Tuesday, Baldwin noted the new policy "is not a building ban." He specified the policy does not apply to proposals currently before the supervisors.

Supervisor Cecil Smith (Pajaro) suggested the Board hold a public hearing on Baldwin's proposal, but Baldwin declared "the situation is too pressing to do that."

Baldwin said he would agree to a public hearing only if the effective date of the policy would remain May 31. "Otherwise," he warned, "it could create a panic-gold rush situation."

Baldwin said the policy "makes things more black and white" to deal with the fuzzy area before the new general plan is adopted.

Board Chairman Ed Borovatz (San Lorenzo-Scotts Valley) commented the Board had adopted a similar policy with the Aptos general plan was revised several years ago. "We now know a target date for the Live Oak

plan, this is not a new or unreasonable action of the Board," concluded Borovatz.

OTHER BUSINESS

In other Tuesday afternoon business before the Board, supervisors:

-- Approved the Planning Commission recommendation for rezoning property of William Smith on the east side of Day Valley Road, .3 miles north of Freedom Blvd. The 10 acre zoning was approved by a 4-1 vote, Supervisor Liddicoat dissenting.

-- Continued until July 12 two rezoning applications for properties on the north side of Soquel Drive near McGlenn Road. Supervisors instructed planning staff to return July 12 with recommendations for a connecting road between Park Avenue extension and Merrill Road, to run parallel with Soquel Drive.

-- Voted 3-2 (Smith, Liddicoat "no") not to consider appeal of W. Dale Coffey from the Zoning Administrators denial of an application to construct a third story cupola structure and sundeck addition on an existing townhouse located on 26th Avenue, the ocean side of East Cliff Drive.

-- Continued for one week discussion of county's preparation of a local coastal program (lcp). The county has the option to prepare its own lcp for certification or let the regional coastal commission prepare the lcp. Regional coastal commission executive director Ed Brown, due to a schedule conflict, was unable to attend the Board's afternoon session.

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