

Live Oak

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Skyview owners don't have any immediate plans to sell or redevelop, said Joe Stave, attorney for owners Marvin and Evelyn Martins.

"They seem to be happy with the flea market and the drive-in," said Stave. "That is not to say that something in the future might happen. I guess anything is for sale, but we don't have a broker hired or anything like that."

On the other side of Highway 1, the community plan foresees a development of retail and manufacturing uses and a library stretching from the corner of 17th Avenue and Capitola Road west toward Santa Cruz.

The development, said county planner John Warren, would be similar to the Sash Mill in downtown Santa Cruz.

Frank and Sally Chang own the corner where the Live Oak Supermarket and coin-operated laundry are located. Sally Chang said they have no plans to change the use because the tenant has a five-year lease with the option to extend another seven years.

"Maybe after 12 years when the lease is over, we may want to tear it down and make a new place," she said.

Down the road, on land stretching from Brommer Street to the Southern Pacific railroad tracks and from 17th Avenue to El Dorado Street, the community plan envisions a mix of retail stores and service commercial uses, such as a shoe repair shop. Vacant commercial land on El Dorado Street would be redesignated for housing.

The Ledyard Co., a wholesale distributor of restaurant supplies,

'Would they wither and die on the vine because they wouldn't bring in the purchasers?'

— *Curt Stafford,
Live Oak resident*

owns much of the undeveloped land at 17th Avenue and Brommer Street.

President Steve Giurlani said the company, which has been there since 1957, has no plans to move. However, he said "it might make sense" to develop the corner lot, which is for sale, with retail shops.

But Giurlani wondered if Live Oak could support more retail uses.

"I don't see myself how more retail could be prosperous," he said. "Downtown Santa Cruz isn't doing that well. I guess Capitola is. But how much more do we need?"

Curt Stafford, who has lived off 16th Avenue since 1979, said he'd like to see more retail stores, but also expressed concern about their viability. "There is the economic question: Is it feasible? Would they wither and die on the vine because they wouldn't bring in the purchasers?"

Live Oak residents also would like to see their community "spiffed up." They mentioned better roads, less garbage and graffiti, more traffic controls, nicer landscaping, curbs, gutters and side-

walks.

"We'd like to see the streets wider and we'd like to see some tree-lined streets with landscaped berms between the street and the sidewalks," said Nancy Pederson of Santa Cruz Gardens. "... I'd also like to see undergrounding of utilities, but I don't think we can afford it."

Stafford agreed the infrastructure is in need of repair. But he also echoed a common cry in Live Oak that "the density of the housing is just too high."

The Live Oak Redevelopment Agency is taking care of many infrastructure problems by financing repaving, curbs, gutters, sidewalks, and landscaping. But it will be the community plan's job to address the density of housing.

The current general plan allows for 2,350 new housing units on vacant and underdeveloped properties, according to planner Warren. The proposed community plan would downzone vacant and underdeveloped lots now slated for high-density development and allow for only 1,450 housing units.

However, this figure could grow if developers agree to build affordable housing in exchange for being allowed to build more units on a parcel.

"I'd love to see a community center ... so we'd have a main gathering place and make it feel more like a community," said Pederson. Pederson, Simpkins and Stafford are three voices among over 500 that have been heard in putting together the community plan.

"You may not like everything that comes out in the plan," said Stafford, "but if that is what most want, that is the way you go."