

Live Oak Crowd Concerned About New Plan

7696 SOQUEL DRIVE
SAN JOSE, CALIF. 95128

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The selection of a village center plan for the Live Oak area, scheduled to be submitted to the Santa Cruz County Planning Commission on July 21, was delayed at Monday night's meeting of the Live Oak General Plan Advisory Committee (LOGPAC) until citizens have a better chance to review the plans.

LOGPAC also requested decisions on criteria for identifying areas for riparian corridor, conservation and for conservation and preservation of coastal wetlands, lagoons and cliffs be delayed because of the large turnout of uninformed citizenry.

With over 70 people crowding into a Del Mar School room, the committee experienced one of its largest turnouts of concerned citizens since its inception in December.

Most came with accusations that they had not been informed of the weekly meetings where LOGPAC, along with several representatives of the county planning department, have been working on a general plan for the Live Oak area.

Major decisions were delayed until July 5 when citizens will meet at 7 p.m. at the Live Oak School in neighborhood groups before the general meeting in the school's cafeteria at 8 p.m. The majority of the July 5 meeting will be devoted to giving citizens background on what LOGPAC has been doing.

Supervisor Dan Forbus of the First District (Soquel Live Oak) explained to Monday's crowd that Live Oak needed a revision of the general plan because the current zoning of the area by the county was inconsistent

with the county's general plan implemented in 1961.

The state has mandated that the zoning plan be in conjunction with the general plan, Forbus said.

"The county in 1973-74 also adopted a Parks, Recreation, and Open Space Element Plan (PROS) which the group has been trying to incorporate into this general plan. That's what brought so many people out Monday night," David Dugan, committee member, explained.

The county's PROS plan does not specify enough of what should be done with certain areas such as coastal wetlands and riparian corridors, areas located along creek banks and ponds, Dugan said.

Several citizens were concerned over the committee's recommendation last week that no urban structures be built within 25 feet of the outward line of riparian vegetation, or other vegetation associated with the stream channel, or



where the stream channel inclines 15 per cent or greater.

"Very little development has occurred in these areas because they are not the kind of areas you'd build a house on. The land is not stable," Dennis Pisila, county planner, said.

Forbus recommended Monday night that the county be encouraged by the committee to get state revenue sharing funds to purchase land for 12 park areas designated on the PROS plan. He explained that although the plan was approved in 1973, it has not been im-

plemented because of lack of funds and support.

The committee also reviewed two alternative village center plans. The concept of village centers, small groups of shops within walking distance of each neighborhood, was approved at previous meetings.

A review and formal discussion of alternative plans before the preferred plan is selected will be held at the next meeting, Dugan said.

Pisila explained that the planning department has suggested that the committee wait for a water availability study

before making its final decision.

"Santa Cruz has informed us that it has only enough water at our current rate of growth for the next five years. We could stop development at a certain number of population. The city could speed up its timetable for the Zayante reservoir. We could import water," Pisila suggested.

"But are we willing to pay for that added increment of water to permit this development? It might entice such an increase in population that it would destroy the quality of life," he added.

Pisila went over the planning staff's recommendation that seven village centers be located throughout the area and current businesses located in commercial strips be relocated eventually.

Mike Miller, chairman of one of the neighborhood groups, discussed a citizen's plan that would retain and expand upon

existing commercial centers such as the Kings Village Shopping Center and shopping areas on Soquel and Portola Drives.

The Live Oak general plan will include the area from Arana Gulch on the west to Soquel Creek on the east and from just north of Highway 1 down to the coast. The area includes part of Capitola.

Discussion on a plan that would identify agricultural areas in Live Oak so that the district could produce some of the food it consumes was delayed until July 5.

Dugan explained that the village center plan is only part of the general plan to be submitted to the board of supervisors after public hearings and review by the planning commission.

The state requires that general plans have at least several elements: a land use map, circulation, housing open space, recreation, seismic safety, noise and fiscal capability.