

There's no building ban in Live Oak: Baldwin

Supervisor Phil Baldwin said last week that he still wants the Live Oak General Plan Advisory Committee (LOGPAC) to turn in its data on the Live Oak area by mid-March.

"After a year of work," Baldwin said, "I'm encouraging the committee to get any work in by March 15. We will then direct the county (planning) staff to start preparing the preliminary general plan."

The supervisor added that he hasn't suggested a building ban in the Live Oak area, contrary to some press reports.

"My letter said to hold in abeyance any project not in conformance with the 1961 general plan.

"I want to look with great scrutiny at major subdivisions and commercial developments. But we never passed a moratorium on Live Oak building."

At the direction of the supervisors, the county parks staff is preparing an application for state matching funds to purchase approximately five acres of vacant land on the northwest corner of Brommer St. and Capitola Road.

But plans to open a recreational corridor from 30th Ave. through the East Cliff sanitation plant property, and then into Moran Lake has run into a snag. Key to the project, at the present time, is a one-acre parcel fronting on 30th Ave. adjacent to

the sanitation district land.

The property owner, said Baldwin and county parks director Keith Kelley, was recently granted a permit allowing him to build condominiums on the land.

"Costs for the land have shot up dramatically," Baldwin said, as a result of that approval by the supervisors and the Coastal Commission.

"I'm still debating whether it would be worthwhile to buy it."

The county does have a 10-foot-wide access strip from the sanitation plant property to 30th Ave., and that could be developed into a pedestrian walkway.

But as a recreational area, the seven acres owned by the sanitation district isn't the best.

"The problem with the land owned by the sanitation district," Baldwin said, "is that it is heavily wooded and would have very little recreational area."

Kelley said agreement has been reached with the owners of five of six parcels fronting on 30th Ave. and extending into the Moran Lake drainage south of the sewage pumping station to deed access to the county in exchange for development permits. No agreement has been reached with the sixth owner, he said.

Baldwin won't make his decision on the Moran Lake corridor until he hears from the groups studying the lake.

Kelley said the county will meet the March deadline for

applying for Alberti-Z'berg funds to buy the 30th Ave.-Brommer St. land.

The state, if the application is approved, will provide three dollars for each dollar the county offers in purchasing and developing the park. And, said Kelley, the county's contribution can be "in-kind" funds — no hard cash.

No decision has been reached yet on the plans to convert the 38th Ave. and Brommer flood control basin into a mini-park or a commercial skateboard park.

Two firms, according to Baldwin, are now interested in leasing the basin, which is dry most of the year, from the county for a skateboard park.

Baldwin has met with one group, NHS Products of Live Oak, and now plans a meeting with the second firm.

The key to the proposal is neighborhood acceptance, both Baldwin and Kelley said. Baldwin plans a neighborhood meeting with neighbors, especially those along Reposa Avenue, to see what their reaction is.