

# General plan advisory group wants development ban lifted

By CAROLYN SWIFT

Live Oak General Plan Advisory Committee (LOGPAC) approved a letter Monday asking Supervisor Phil Baldwin and the county board to reconsider the decision made last month to halt development in Live Oak until the general plan is completed.

Baldwin set a target date of Feb. 15 for completion of LOGPAC studies toward a general plan, and the board of supervisors approved a timeline with final approval by the board tentatively set for June.

Supervisors further agreed to

deny development proposals inconsistent with the 1961 county general plan, or in some cases the county PROS plan, until work on the Live Oak General Plan is finished, and that developments be delayed if they may interfere with implementation of the new plan.

In the letter approved Monday, LOGPAC announced it will be unable to complete studies by the target date next week. Christine Hooper and Dick Dugan, co-chairmen, noted that LOGPAC is actually ahead of its own schedule, which set May as a

deadline for committee work on goals and objectives.

"However, in view of the gravity of the decisions to be made, and the far-reaching repercussions our actions will have on our community," the letter to Baldwin read, "We feel it ill-advised to make these decisions hastily, without full consideration of all facets of the problems involved. We therefore regret that we will be unable to complete our deliberations by the date you suggested."

"In view of this fact, we respectfully request that you reconsider your decision to halt all development in Live Oak until the general plan is completed, and that you request the Board of Supervisors to rescind its policy to this effect, and to allow such development that meets all necessary criteria."

LOGPAC's statement also mentions there was no halt in development projects for any other county area during formation of a general plan. If the restriction is allowed to stand, LOGPAC feels development will also be stopped whenever the general plan document is reviewed and updated.

In conclusion, the co-chairmen assured Supervisor Baldwin the group will continue to finish its work as fast as possible.

"We are sure that you, as a former member of our committee, will understand the problems before us, and our need to make decisions in a judicious manner, unhampered by the pressures of an immediate deadline."

The motion to send the letter to the county board of supervisors and the Coastal Commission executive director passed with one "no" vote cast by Barney Bricmont, a member of the original LOGPAC membership.

Bricmont said he opposed the letter because it mentioned lifting the ban on development until work is done on the general plan.

"The whole reason there are problems in this area is because there is no general plan," he said. "That was how it got this way in the first place."

In other business Monday, LOGPAC reviewed a visual outline of a preliminary land use

report presented by Frank Evans, and heard a population projection summary by county planner Dennis Pisila.

Evans said the written preliminary report with goals, objectives and policies on land use has changed little from the report first reviewed last spring, but the visual projections for Live Oak closely follow the present land use pattern.

Evans warned the members to think of the map projections as general plan objectives rather than as zoning. Much of the map was constructed to follow present trends in land use, with some changes made after written suggestions were accepted.

The land use committee will still accept recommendations from LOGPAC members and the public if the suggestions are presented in written form.

Land use areas shown on the map include low-density, medium-density and high-density residential areas, plus small areas to be left as "rural residential," with one-half-to-two units per acre. The map also indicates schools, fire stations, services such as a projected library and the senior citizen center now under construction in Live Oak.

Commercial development is shown in areas where commercial uses already exist. Among these are the shopping center at 17th Avenue and Brommer St., at 17th and Capitola Road, and from 17th Avenue to 7th Avenue. Commercial development is also projected near existing centers along Portola Drive and at 41st Avenue.

Industrial uses are concentrated above the freeway, between the freeway and Soquel Avenue, and near 17th Avenue and the railroad tracks, and along the frontage road at Soquel Avenue.

## Co-chairman leaving after two years work

After leading efforts to initiate the general plan process for Live Oak, and then serving some 14 months as co-chairman of LOGPAC (Live Oak General Plan Advisory Committee), Dick Dugan announced his resignation and left the organization Monday night.

Dugan told members he is leaving the group with "great regret," since he followed development of all aspects of the general plan over a period of nearly two years. The co-chairman said he sold his property in Live Oak, and is resigning because he is now moving to Scotts Valley.

Dugan joined the Live Oak Community Action League (LOCAL) in the spring of 1975, and served as co-chairman of this organization while it worked to set up a citizens committee in cooperation with the county. It was LOCAL that designed the neighborhood subcommittee format and secured assistance of county planner Dennis Pisila to work with LOGPAC. When LOGPAC was formed in December, 1975, Dugan was again chosen co-chairman along with Dan Landry.

Dugan stayed with the committee during a period of reorganization that began in June. Many of the original members either resigned or were ousted from voting membership last summer by property owners who joined neighborhood groups as a move to strengthen the position of commercial and business owners.

The new membership ratified a set of procedures and by-laws for LOGPAC, and voted to retain Dugan as co-chairman. He then

served with Robin Stockwell, who resigned last month.

Christine Hooper, elected to replace Stockwell two weeks ago, is now serving as LOGPAC's only co-chairman. No plans to nominate a replacement for Dugan were announced at the meeting Monday.

Dugan told LOGPAC the meeting this week was "the last I feel I can honestly serve as co-chairman," although several members urged him to stay with the group through the last phases of study.

Dugan also had a few words of advice for those who will continue working on goals and policies.

"In my opinion, a volunteer citizens group is great," he said, "But it is not enough. Live Oak is a city without a government, and it lacks a strong voice." Dugan said the Live Oak area residents must work toward obtaining a stronger voice through a city government. Until then, he said, "Live Oak will find itself on the short end of a very large stick."

As the co-chairman departed, Harry Hooper thanked him for remaining with LOGPAC through its various transitions.

"You stayed with it through thick and thin," he said, "Even when you were something of a minority in your position. For your impartiality, we owe you a debt of gratitude and heartfelt thanks."