

surrounding uses — particularly in residential areas.

Two types of commercial use is recognized — Live Oak's role as a major regional shopping center, and commercial uses that serve the neighborhood and community with easy access but confined to clearly defined areas to discourage strip development.

There are about 380 acres designated in the plan for commercial and industrial use. There are 138 acres in regional use, ninety of which are in the regional center on 41st Avenue. The draft includes 100 acres in neighborhood shopping 'community commercial' use, and 136 in industrial and mixed uses.

The plan recognizes the generally low intensity and scattered uses that currently prevail in Live Oak, and encourages a somewhat more intensive use consistent with urbanizing trends," the draft states.

As a result, a number of businesses and small industries found their land has been designated for medium density residential use. Much of the change occurs in areas along Portola Drive and near the railroad tracks.

Several of these business owners either attended the public hearing or were represented by

attorneys who spoke in their behalf in opposition to the draft plan designations. They were told a change in designation does not necessarily mean a change in zoning, and is no indication the businesses will have to move.

Members of the planning commission also reminded the audience the planning process for Live Oak is still incomplete, and there will be continuation of the public hearing process in the next few months as the plan is revised.

"The general plan is not zoning," said the county planning director, "State law requires zoning to be consistent with a general plan, and when a general plan changes a commercial designation to residential, then the commercial use becomes nonconforming. The business may continue, but if there is a decision to expand or if the business voluntarily disbands for a period of six months, then it loses non-conforming rights."

Others who spoke about the draft included Dan Landry, who

once served as LOGPAC co-chairman.

"One thing that is clear tonight," Landry said, "Is that the growth pattern occurring now is unsatisfactory to all factions. Yet this plan is based upon current trends."

Landry also objected to transportation policies outlined in the draft, and said little attention was given to how residents can move through the community. He protested the suggestions from other LOGPAC members that Live Oak was being made into a "dumping ground," with low-income housing, and urged county planners to plan for Live Oak as a place where moderate income residents can continue to buy homes. He further suggested public hearings be held on one or two elements at a time, rather than the whole plan at once.

Mrs. Hooper presented a list of differences between the county's draft plan and the completed LOGPAC plan. She recommended that all single-family

residential zoning now in existence be maintained, and that higher density developments be mixed with 1-2 bedroom homes.

She said the 330 acres proposed for commercial and industrial use in the draft is actually a reduction from the present zoning for 550 acres. "The list of property already zoned would be changed to residential," she said.

Differences between the plans also include designation of park sites, transportation routes and access for tourists to areas along the coast.

Miss Barkin discussed a long list of questions and suggestions concerning the plan toward the end of the public hearing. One of her major objections, she said, is that the draft fails to address issues set forth in the list of objectives.

"This includes protection of the character of Live Oak neighborhoods," she said, "I feel we haven't looked into planning for Live Oak from neighborhood to neighborhood."