

LO planners behind schedule

By CAROLYN SWIFT

With more than four months spent in concentrated study of Live Oak's development trends, issues and problems, LOGPAC members agreed Monday to prepare an interim report for review by the county board of supervisors.

Dennis Pisila, county planner assigned to help LOGPAC with its work toward a general plan for the Live Oak area, suggested members spend the next two weeks completing their lists of goals, objectives and policies relating to the six subject groups

— land use, circulation, housing, open space, conservation and recreation, services and fiscal planning.

LOGPAC initially had a tentative schedule of about six months for its work on the Live Oak General Plan, with a target date set for adoption by the board of supervisors set for early July. But the group has not been able to keep up with its fast-paced outline and is now falling behind. Original plans called for completion of the policy statements late last month.

"I can't emphasize how important it is to complete our goals and objectives this week, outlining what we want the community to look like in each subject area," Pisila said, "We must be ready to concentrate on policy next week."

The planner told committee

workers the interim report will let county supervisors know how the group is progressing and that their ideas are for the general plan. He suggested that he compile information, on LOGPAC's productivity, discussions and issues and submit a preliminary report back to the committee before it is sent on to the county board.

Members spent most of this month discussing the first half of a list of issues serving as a base for the plan's goals, objectives and eventually, its policies. All that is necessary for the interim report, Pisila said, will be the ideas of the various committees in a written form.

"It doesn't need to be long," he said, "Our goal could be under ten pages, with the report to be succinct, concise and informative."

Pisila spent the early part of Monday's meeting discussing some additional information he has compiled to help identify patterns of commercial development in Live Oak. Purpose of the identification will be to assist LOGPAC in its decisions on whether to change or continue the current trends in regional (countywide), community and neighborhood commercial services.

Using several map overlays, Pisila discussed existing commercial development in four Live Oak areas: the Dominican Hospital area; Maciel-Rodriguez neighborhood south of the freeway; the Twin Lakes-Harbor area, and the Brommer-17th Avenue area bounded by Capitola Road, Rodeo Gulch, the railroad tracks and the gulch draining into Schwan Lake.

Neighborhoods not included in Monday's presentation were East Live Oak, the Santa Maria del Mar area and Opal Cliffs.

In the four neighborhoods he studied, Pisila found that about half of the commercial floor space is regional development that provides services used by residents countywide. Examples are industries, hospitals and theaters. Community services are those that serve the general Live Oak area, and neighborhood commercial services are usually smaller businesses and stores which meet the need of a specific area.

Pisila said all his figures are preliminary and may be somewhat incomplete. His study was based upon location and use of commercial services, and presently excludes Santa Cruz Yacht Harbor, government facilities such as the county department of weights, measures and consumer affairs, and professional offices clustered around Dominican Hospital.

He said there is a definite trend for commercial development in Live Oak. In the four neighborhoods, he found 92 retail businesses and 111 service outlets, and some 1,600 paved and marked parking spaces used for commercial developments.

In areas close to residential neighborhoods, he found less and less "formalized" parking. Parking for commercial services in these areas is more often unmarked and perhaps on gravel rather than pavement. "This indicates commercial uses here are not wealthy enough to provide formal parking," Pisila said, "While in the regional areas there is very little informal parking."

In the area near Dominican Hospital, Pisila said there is a total of 57 acres now devoted to commercial use. Forty of these are in regional services, nine are commercial and seven acres are used for neighborhood services. A floor area of 430,000 square feet is used by commercial buildings.

South of the freeway in the Maciel-Rodriguez neighborhood, there are 29½ commercial acres and a total of 166,800 square feet of building space devoted to this use.

The Twin Lakes-Harbor area, bounded by Capitola Road, Schwan Lake and the yacht harbor, has only three acres devoted to commercial use (excluding harbor services.) Approximately 18,000 square feet is used in commercial floor space.