

of some commercial uses. Commercial business use will be allowed to exist outside commercially zoned areas if structures were built for commercial purposes; if they are presently zoned commercial, or if there are conditional or permitted uses.

East Live Oak neighborhood is essentially the area within limits of the Capitola General Plan, and generally follows designations of that document. Baker later explained this area is included in the Live Oak Plan because the regional commercial uses along 41st Avenue will have a definite influence on development of surrounding properties.

Mrs. Niebanck presented a report on the capital improvements program, which lists both immediate and future needs for community facilities such as parks, schools, water resources, sanitation and transportation. Estimated costs are included for services now and in three successive five-year periods.

This will be the first time, Baker added, that the county has attempted to relate a capital improvements program to a general plan document. It has been done only in general terms, and county planners will recommend the board of supervisors make a commitment to the program through its adoption in the Live Oak Plan.

Mrs. Niebanck answered several questions about the designation of commercial property and potential future employment in Live Oak. She said there are now some 3,000 jobs in the community which will grow to about 8,400 jobs when the population reaches 38,000 people. There are presently about 218 acres used in Live Oak for commercial business and industry — a figure that will grow to a total of 460 acres.

Mrs. Hooper had complained the plan will project less commercial zoning than the present 450 acres.

"It's all there," Mrs. Niebanck said, "It has just been rearranged. We applied the highest possible standard we could to determine commercial development needed for a population of 36-38,000. There is more than enough commercial land in Live Oak to meet the potential needs of the population."

The Live Oak plan also includes a study of coastal considerations, identifying areas used for sunbathing, surfing, access, wetlands and wildlife areas, hotel-motel uses, parking and "view sheds." Mrs. Niebanck said this will be used as a prototype for the Live Oak portion of the county coastal plan.