

Capitola planners briefed on Live Oak general plan

County planners will hold a public meeting on the Live Oak general plan Oct. 3.

Capitola planning commissioners were briefed on the plan Tuesday night by Linda Niebanck of the county planning department, and asked for their comments before the end of September, if possible.

The county has included the recommendations of the 1975 Capitola general plan for the incorporated areas inside the Live Oak sphere of influence.

But there are several major differences between the two plans in the unincorporated areas east of Rodeo Gulch.

"Hopefully, the Live Oak general plan can be adopted by the city of Capitola and the city of Santa Cruz so that we are all working with the same map," Mrs. Niebanck told the city commissioners.

In the past, the county has pushed for city conformance with the still-unadopted county plan.

There are three major areas of difference between the plans, she told the commissioners:

—The extent of the commercial area along Portola Drive.

Capitola extends the area to 30th Avenue. The county cuts it back to 35th Avenue.

—The industrial area along the Southern Pacific tracks is moved: Capitola places the area near Rodeo Gulch. The county moves it east, placing high-density residential housing next to the riparian corridor.

—The county is now acquiring a park on the northwest corner of 30th Avenue and Brommer Street. Capitola shows the area as low density residential housing. The county designates it as medium density housing and a park.

"Generally, the Live Oak residential densities are a little higher than those shown on the Capitola plan," Mrs. Niebanck said, describing the discrepancies.

She also described the Live Oak plan as a "residential plan, filling in the vacant parcels and using the larger parcels for maximum residential development."

The county plan shows less commercial land in the central Live Oak area than is depicted on the Capitola plan, or desired by many landowners and busi-

men.

"Every projection we have stretched out doesn't come up with that much commercial demand.

"And part of the reason is that Capitola has already supplied the need on 41st Avenue. What we see is a tremendous number

of residential units in the unorganized area of the county and Live Oak is the area.

"This is the Board of Supervisor's policy — concentrate the growth in the urbanized area." Commissioners said they would discuss the plan later.

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