

General plan draws squawks from

some

By CAROLYN SWIFT

While a preliminary draft of the Live Oak General Plan has reached the last phases of study before adoption by county supervisors, it is apparent no document can be written that satisfies the varied interests of the Live Oak community.

Henry Baker, Community Resources Agency director, and five planners from the county staff held a public study session Monday night to allow a review of the general plan's framework, land use maps and capital improvements program.

Baker explained the Live Oak document is a combination of previous plans and the technical knowledge of the county planning department. While the preliminary draft was designed as a compromise between viewpoints, the discussion Monday still centered on issues that arose when studies began more than two years ago. These include the need for parks; lands to be devoted to commercial use, and both preservation and development along riparian corridors.

Some of the statements made against the county's draft plan

Monday came from the members of LOGPAC (Live Oak General Plan Advisory Committee) who submitted their own preliminary draft earlier this year. Mrs. Christine Hooper, LOGPAC chairwoman, set a meeting of LOGPAC with county planners Oct. 19.

"The impact of this plan with only a cursory look is that it will severely affect the property owners," she said. "I suggest the staff meet with us to attempt to explain this on a more individual level."

A tentative schedule for progress toward adoption of the Live Oak General Plan will place it before the county board of supervisors for a public hearing Dec. 13. It will first be sent for environmental review committee study Oct. 24, and a study session with the county planning commission will be held Nov. 9. A public hearing before the commission is set for Nov. 30.

During this time, the draft plan map will be posted at the Live Oak Fire Station, and will be available for public review from 8 a.m. to 5 p.m. weekdays.

County planner Linda Nie-

banck introduced the plan Monday night, and said it contains several changes as a result of either community opinion or direction from the county planning commission. One of the alterations is a revision of the population projection now set at between 36,000 to 38,000 persons by 1995.

Each of Live Oak's neighborhood areas was described as it appears on the general plan map, and specific needs for some of the neighborhoods were also included in the capital improvements program.

Santa Cruz Gardens neighborhood is bounded on the south by the northern extensions of Arana and Rodeo Gulch and the freeway. It will be the only area to retain a "rural residential" land use designation of one-half to 2.5 units per acre, with a total addition of some 600 dwelling units, from 1,000 to 1,600. While most development will be low density single-family dwellings, the plan also shows medium density residential and some high density near Soquel Avenue. There will be two park sites designated in the neighborhood. Commercial development will be concentrated along Commercial Way, and will be designed for regional use. Public improvements shown in the plan include the Paul Sweet intersection and an extension of Paul Sweet Road.

The Maciel-Rodriguez and Brommer Avenue neighborhoods now have about 3,000 dwelling units, and the plan proposes an additional 1,300 units. Recommended land use will be the same as it is now, with future high

density developments to occur on property of Antonelli's Begonia Gardens, on Mattison Lane and at the public works yard. High density will be developments of 14-22 units per acre.

"Cluster zones," have been designed for vacant parcels near Arana and Rodeo Gulch and lagoon properties, with developments to be set back with allowance for pedestrian trails.

Commercial use will be mixed with industrial uses in the area along Highway 1 and the frontage road. A mixture of these uses has also been designated at Brommer Street near 17th Avenue and the railroad tracks.

The area near Live Oak Elementary School at 17th Avenue and Capitola Road has been marked for neighborhood, commercial use and public facilities such as the proposed regional library and the existing senior center. Park sites are also listed in this area.

The Twin Lakes-Harbor area will be low-density development of townhouses and single-family units of 4-8 units per acre, and medium density development of mobile home parks and townhouses at 8-14 units per acre.

In this area, the plan proposes to maintain the current level of development along 17th Avenue near the harbor, with high density cluster housing along the west of Schwann Lake, above the bluffs of Arana Gulch and along the riparian corridor. Mini-parks have also been designated.

While the plan recommends no connection from Broadway to Brommer because of environmental concerns, it has named Seventh Avenue as a major artery that may need to be widened in the next 10-15 years.

Santa Maria del Mar and Portola Drive neighborhoods will be developed along present lines, with medium and high density development. The draft also projects a limited access to coastal areas south of Corcoran Lagoon and 17th Avenue, so these areas will be primarily for the use of Live Oak residents, with a greater access will be provided for beach areas near the yacht harbor.

Mrs. Niebanck said Portola Drive-East Cliff Drive area has been designated principally for urban residential use, with a written criteria established to allow continuation