

Townhouses, senior facility proposed in Live Oak

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SANTA CRUZ — Live Oak will soon get eight townhouses on Harper Street and may soon see a 76-unit apartment on 17th Avenue for low-income seniors.

County supervisors Tuesday unanimously approved the Harper Street development and OK'd an O-shaped design for the proposed senior citizen complex.

In approving the eight units for property on the north side of Harper Street about

500 feet east of Chanticleer Avenue, supervisors asked developer Lynn Pennington to work out a design with the planning staff that would provide a large play area for children.

Pennington wanted 11 units, but supervisors went with the Planning Commission's recommendation for eight.

On the seniors project, the planning staff will work with developers between

now and Dec. 13 to see how many county-desired design features can be included in the federally-subsidized project. On Dec. 13, supervisors are scheduled to take their final vote.

Supervisors want certain features included to keep the building from looking like an institution.

The desired features include six-foot wide corridors, glass exit doors, skylights,

tile roof, off-white stucco exterior, roof overhangs, large windows, timber trim, extensive landscaping and concrete walkways.

The development is proposed for the west side of 17th Avenue about 400 feet north of East Cliff Drive. Recommended conditions include having the developer build a new access road from 17th Avenue to the East Cliff Village Shopping Center.

Steve Mills, representing the developer, told supervisors that only some of the desired design features will be allowed by the federal Housing and Urban Development Administration.

HUD has provided the developers, Northern California Volunteers of America, money for the project as long as a building permit is received by March 1.

HUD will finance a project only up to \$2.5 million and the projected construction cost is \$97,000 over what HUD will back. Efforts are being made to cut costs through modifying the design and material specifications, Mills said.

Members of the Live Oak Community Association voiced concern that the developers will be granted waivers of county fees to cut costs. The association's position is that drainage fees and park development fees should never be waived.

Planner Linda Niebanck told The Sentinel there isn't any recommendation for waiver of fees. In fact, one of the recommended conditions is to pay fees to improve the intersection of 17th Avenue, Portola Drive and East Cliff Drive.