

LO committee members

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a planning department position."

Pisila summarized committee and county studies through a presentation of some 22 maps relating to lands within the general plan boundaries. Included were illustrations of the "sphere of influence" lines for Santa Cruz and Capitola; the boundaries of the general plans for these cities; boundaries of the Coastal Commission permit authority, the school district, fire districts and general plan lines for Live Oak.

Pisila explained these lines extend into Capitola in some areas to preserve neighborhoods and to follow natural boundaries.

Other maps dealt with wildlife and vegetation, seismic hazards, development potential of vacant lands and the problems relating to vacant property, transportation, public services, a review of existing housing and its distribution, residential density, and the PROS (Parks, Recreation and Open Space) Plan — one of the mandatory elements for the county general plan.

Pisila discussed how land is now used in Live Oak, and said it is presently 80 per cent residential. Commercial areas are primarily retail business. Residential density ranges from a low of one to six housing units per acre to a high of 20 or more units per acre, such as Villa San Carlos or the Sunburst Apartments.

Dugan and Pisila explained LOGPAC's recommendation for 12 park sites in the Live Oak area. The recommendation was made last month to the county supervisors, Pisila said, for the preservation and acquisition of park property, with the 12 sites—

representing about 46 acres — listed as some of the best locations for these parks.

Dugan added that LOGPAC made no specific recommendations about the parcels, but listed them as good sites to meet the needs for community parks within the next 20 years. Although Dugan said LOGPAC intended the county to purchase park sites with federal funds, Harry Hooper argued if the county accepts the 12-site recommendation, it will eventually result in down zoning of the site properties.

A committee member since December, Hooper said he was absent when the park site recommendation was made, and added he hopes the suggestion can be withdrawn.

"By changing the general plan to the way we want it," he told the audience, "We can get rid of the recommended 12 park sites."

Pisila used a series of map overlays to illustrate commercial activity in Live Oak, and said with the exception of Dominican Hospital, about 181 acres are used for commercial purposes. This amount includes 35 acres within the Live Oak boundary that extends into Capitola.

A discussion of the village center planning suggestion and alternatives drawn up by LOGPAC ended with arguments about the advantages and disadvantages of "strip zoning," such as the commercial development along Soquel Avenue.

Several persons said they feared the committee's proposal to "phase out" strip zoning over a period of 20 years will eventually decrease the value of their commercial property. Others said they believe strip zoning to be a benefit to the community as a buffer from the noise and congestion in heavy traffic areas.

At the close of Monday's session, Dugan urged the committee discuss rules on organization and procedure as a top priority next week. Ellen Gruys proposed a subcommittee be created to discuss alternatives and proposals.

Volunteers from the neighborhood committees to serve on the subcommittee were Ray Dick, Mrs. Gruys, Mike Miller, Dennis Williams, George Jerich, Lorraine Cuppolino and Mike Spencer.

The next session will be held Monday evening at 7:30 p.m. at the Live Oak Elementary School cafeteria, 17th Avenue and Capitola Road.