LIVE OAK
PLANNING COMMISSION

REGULAR MEETING AGENDA
July 7, 2020

7:00 PM

MEETING LOCATION
LIVE OAK COUNCIL CHAMBERS
9955 LIVE OAK BOULEVARD
LIVE OAK, CALIFORNIA 95953

MEMBERS OF THE COMMISSION

JERAMY CHAPDELAINE, CHAIR
AARONDEEP PAMMA, VICE CHAIR
GURVEER BUTTER, COMMISSIONER
TYLER ECCLES, COMMISSIONER
AARON ELLER, COMMISSIONER
JERRY STEWART, COMMISSIONER
RANJIT DAVIT, COMMISSIONER

KEVIN VALENTE,
PLANNING DIRECTOR

The Commission may take up any agenda item at any me, regardless of the order listed. Ac on may be taken on any item on this agenda. Materials related to an item on this Agenda submi ed to the Commission a er distribu on of the agenda packet are available for public inspec on at City Hall, 9955 Live Oak Boulevard, Live Oak, during normal business hours. Such documents are also available on the City of Live Oak's website at www.liveoakcity.org, subject to staff's availability to post the documents before the meeting.

In compliance with the Americans with Disabili es Act, the mee ng room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifica ons or accommoda ons to par cipate in this mee ng, please contact the City Clerk's office at (530) 695-2112 x107. Requests must be made at least 24 hours in advance.

Pursuant to Governor Newsom's Executive Orders N-25-20 and N-29-20, members of the Live Oak Planning Commission or staff may participate in this meeting via a teleconference. In the interest of the maintaining appropriate social distancing, members of the public are encouraged to participate in the meeting in the following ways:

- ***Remote Viewing:*** *Members of the public can view a livestream of the meeting online at* https://liveoakca.granicus.com/ViewPublisher.php?view_id=1.

- ***Public Comment:*** *Members of the public can submit general public comments, as well as comment on specific agenda items in the following ways:*

  - ***Email Public Comment:*** *Public Comment can be submitted via email to the Planning Director at kvalente@liveoakcity.org during the meeting, prior to the close of public comment on an item, and read into the record during public comment.*

  - ***eComment Feature:*** *Public Comment will be accepted online between Thursday, July 2nd through Tuesday, July 7th through the eComment feature at:* https://liveoakca.granicus.com/ViewPublisher.php?view_id=1.

CONSENT ITEMS

Consent Calendar is passed by one motion with exceptions and separate votes as noted.

1. Planning Commission Minutes Approval
   Recommendation: Pass a motion approving the Planning Commission Regular Meeting Minutes for March 17, 2020.
   (Kevin Valente, Planning Director)

PUBLIC HEARINGS

2. Pennington Ranch Phase Five Tentative Subdivision Map Extension
   Recommendation: Adopt the resolution extending the Pennington Ranch Phase Five Tentative Subdivision Map expiration date an additional two years to November 4, 2022. (Kevin Valente, Planning Director)

3. Oak Grove Tentative Subdivision Map Extension
   Recommendation: Adopt the resolution extending the Oak Grove Tentative Subdivision Map expiration date an additional two years to May 15, 2022.
   (Kevin Valente, Planning Director)

ITEMS REMOVED FROM THE CONSENT AGENDA FOR COMMISSIONER CONSIDERATION AND ACTION

UPDATES AND ANNOUNCEMENTS FROM THE PLANNING DIRECTOR

COMMISSIONER REPORTS/COMMENTS/REQUESTS

ADJOURNMENT

City of Live Oak
Report to Planning Commission

Meeting Date:	July 7, 2020
Title:	Planning Commission Minutes Approval
Contact Information:	(Kevin Valente, Planning Director)
Recommendation:	Pass a Motion approving the Planning Commission Regular Meeting Minutes for March 17, 2020.

Attachments:

Minutes

DRAFT Minutes
Regular Meeting of the Planning Commission
Tuesday-March 17, 2020

Call to Order

The City of Live Oak Planning Commission meeting was called to order by Commission Chair Chapdelaine at 7:00 PM.

Roll Call

Present: Commissioner Butter, Stewart, Vice-Chair Pamma, and Chair Chapdelaine

Absent: Commissioner Eccles, Eller, and Davit

Pledge of Allegiance

Chair Chapdelaine led the Pledge of Allegiance.

Corrections and/or Changes to the Agenda

None.

Public Comment

None.

Consent Items

1. Action: Moved/Seconded: Chair Chapdelaine / Vice-Chair Pamma

   Ayes: Commissioner Butter, Stewart, Vice-Chair Pamma, and Chair Chapdelaine

   Absent: Commissioner Eccles, Eller, and Davit

   Passed Motion No. 2020-01 adopting the Consent Calendar

Discussion Items

2. Planning Commission Chair Appointment

   Action: Moved/Seconded: Commissioner Stewart /Vice-Chair Pamma

   Ayes: Commissioner Butter, Stewart, Vice-Chair Pamma, and Chair Chapdelaine

   Passed Motion No. 2020-02 appointing Commissioner Chapdelaine to serve as the Planning Commission Chair for a one-year term.

3. Planning Commission Vice-Chair Appointment

   Action: Moved/Seconded: Commissioner Stewart/ Commissioner Butter

   Ayes: Commissioner Butter, Stewart, Vice-Chair Pamma, and Chair Chapdelaine

Passed Motion No. 2020-03 appointing Commissioner Pamma to serve as the Planning Commission Vice-Chair for a one-year term.

4. Sutter County Planning Commission Appointment

   Action: Moved/Seconded: Vice-Chair Pamma /Commissioner Butter

   Ayes: Commissioner Butter, Stewart, Vice-Chair Pamma, and Chair Chapdelaine

   Passed Motion No. 2020-04 appointing the Commissioner Stewart to serve as the City of Live Oak representative on the Sutter County Planning Commission.

Public Hearing

5. Digital Display Sign Ordinance

   Action: Moved/Seconded: Vice-Chair Pamma /Chair Chapdelaine

   Ayes: Commissioner Butter, Stewart, Vice-Chair Pamma, and Chair Chapdelaine

   Passed Motion No. 2020-05 recommending Council adoption of the draft Ordinance amending Sections 17.28.060, 18.28.070, and 17.50.020 of the Live Oak Municipal Code.

Updates and Announcements (Planning Director)

City Clerk is updating the City's staff report and agenda program, more details to come at future meetings.

Commissioner Reports/Comments/Requests

Commissioner Stewart:

Provided an update from the Sutter County Planning Commission.

Adjourned the Regular Meeting of the Planning Commission at 7:41 PM.

DRAFT

LIVE OAK
CALIFORNIA

City of Live Oak
Report to Planning Commission

Meeting Date: July 7, 2020

Title: Pennington Ranch Phase Five Tentative Subdivision Map Extension

Contact Information: Kevin Valente, AICP, Planning Director

Location: North of Treatment Plant Road. Assessor Parcel Number (APN) 06-640-008

Background: On May 10, 2020, the City received an application to extend the expiration date for the previously adopted Pennington Ranch Phase Five Tentative Subdivision Map (TSM) for an additional two years.

The 72-single-family lot, 20-acre, Pennington Ranch Phase Five TSM was originally approved by the Live Oak City Council on September 4, 2003 with an original expiration date of September 4, 2005. The Pennington Ranch Phase Five TSM received a three-year extension from the Live Oak Planning Commission per Section 16.14.130(2) of the Live Oak Municipal Code and received additional extensions from the State with Senate Bill (SB) 1185, Assembly Bill (AB) 333, AB 208, and AB 116. As a result, the Pennington Ranch Phase Five TSM was set to expire on September 4, 2020. Pursuant to Section 16.14.130(1) of the Live Oak Municipal Code, once a written request for an extension is submitted, the map shall automatically be extended for another 60-days (November 4, 2020).

Analysis: Section 16.14.130(2) of the Live Oak Municipal Code states the Planning Commission may grant the extension in increments it deems necessary, provided the total of the extensions do not exceed five years. Therefore, the Pennington Ranch Phase Five TSM is allowed to receive an additional two-year extension.

The Pennington Ranch Phase Five TSM is not proposed to change in any way, and the previous conditions of approval for the project would continue. As a result, staff recommends the Planning Commission adopt the attached resolution granting a two-year extension to Pennington Ranch Phase Five TSM, consistent with Section 16.14.130 of the Live Oak Municipal Code.

Fiscal Impacts: None.

Recommendation: Adopt the resolution extending the Pennington Ranch Phase Five Tentative Subdivision Map expiration date an additional two years to November 4, 2022.

Attachments:

Attachment 1 - TSM PC Resolution.doc
Attachment 2 - Phase 5 Map.pdf

Attachment 1

RESOLUTION NO. XXXX
A RESOLUTION OF THE CITY OF LIVE OAK PLANNING COMMISSION APPROVING A TWO-YEAR EXTENSION TO THE PREVIOUSLY ADOPTED PENNINGTON RANCH PHASE FIVE TENTATIVE SUBDIVISION MAP (APN 06-640-008)

WHEREAS, On May 10, 2020, the City received an application from Amar Pamma, for a two-year extension to the previously approved Pennington Ranch Phase Five Tentative Subdivision Map for the subdivision and future development of 72 single-family residential lots on 20 acres. The project site is located north of Treatment Plant Road and identified as Sutter County Assessor parcel Number (APN) 06-640-008; and

WHEREAS, the 20-acre, 72-single-family lot Pennington Ranch Phase Five Tentative Subdivision Map was approved by the Live Oak City Council on September 4, 2003; and

WHEREAS, pursuant to Section 16.14.130(1) of the Live Oak Municipal Code, once a written request for an extension is submitted, the map shall automatically be extended for another 60-days (November 4, 2020); and

WHEREAS, pursuant to Section 16.14.130(2) of the Live Oak Municipal Code, the previously approved Pennington Ranch Phase Five Tentative Subdivision Map may be extended for an additional two years with Planning Commission approval (November 4, 2022); and

WHEREAS, the Planning Commission gave notice of public hearing as required by law; and

WHEREAS, on July 7, 2020, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary approving the two-year time extension for the previously approved Pennington Ranch Phase Five Tentative Subdivision Map; and

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, the Live Oak Planning Commission finds as follows:

1. General Plan Consistency. There have been no changes to the General Plan or any specific plan or precise road plan to which the tentative map would no longer be in conformity.

2. City Codes. There have been no changes to City codes to which the tentative map would no longer be in conformity.

3. Availability of Services. The capacity of community infrastructure, including, but not limited to, water supply, sewage treatment capacity, schools or roads remains sufficient to serve the project.

4. Tentative Subdivision Map Expiration Date. The Pennington Ranch Phase Five Tentative Subdivision Map approved on May 15, 2008 will expire on November 4, 2022, unless a Final Map for the Pennington Ranch Phase Five Tentative Subdivision Map is approved by the Live Oak City Council pursuant to Chapter 16.18 of the Live Oak Municipal Code.

5. Additional Tentative Subdivision Map Extensions. Pursuant to Section 16.14.130(2) of the Live Oak Municipal Code, the Pennington Ranch Phase Five Tentative Subdivision Map shall not receive additional time extensions.

* * * * * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Live Oak, at a regular meeting thereof, held on the 7th day of July, 2020 by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

_____

PLANNING COMMISSION CHAIR, City of Live Oak

ATTEST:

_____

CITY CLERK, City of Live Oak

DRAFT

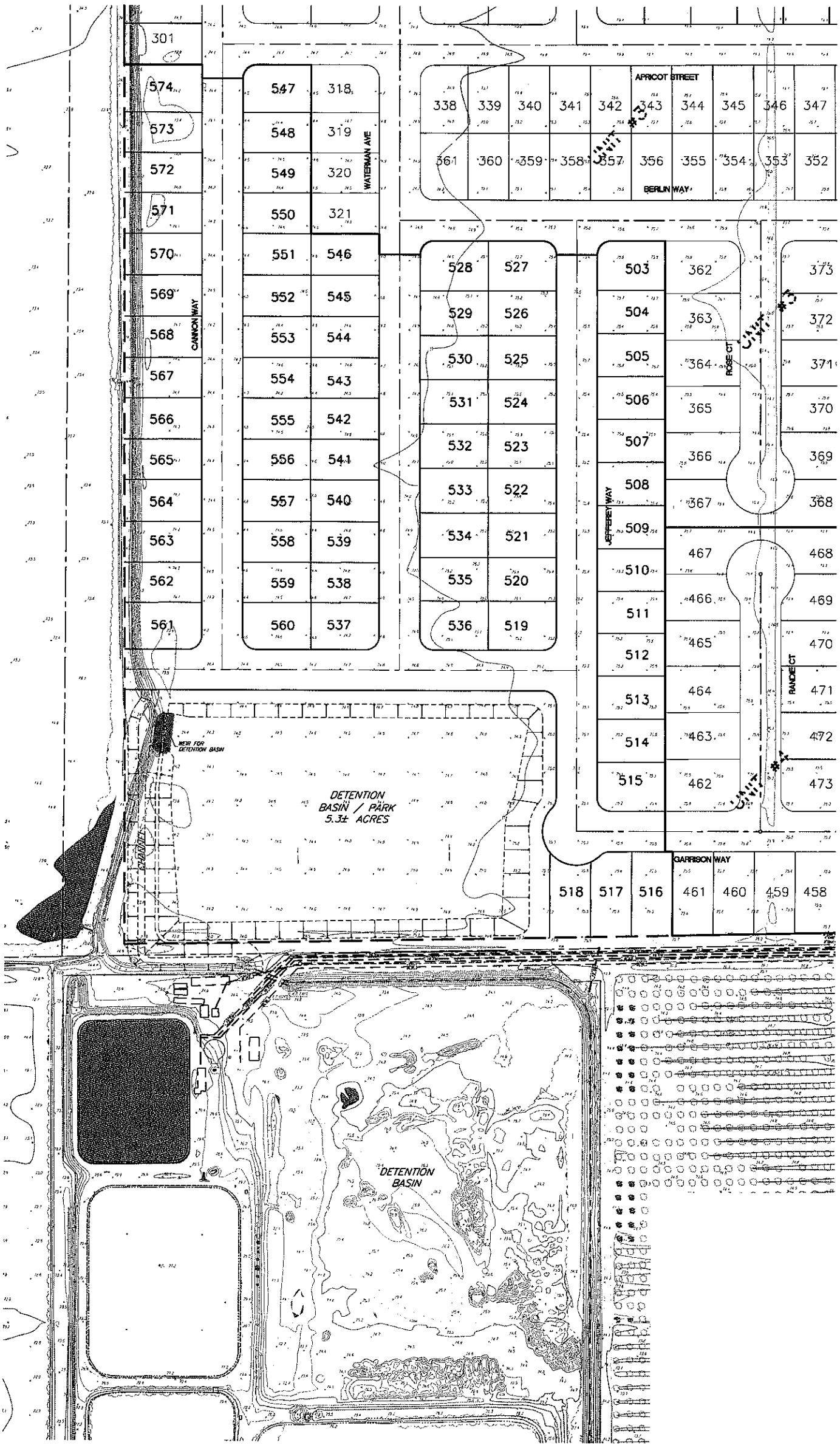


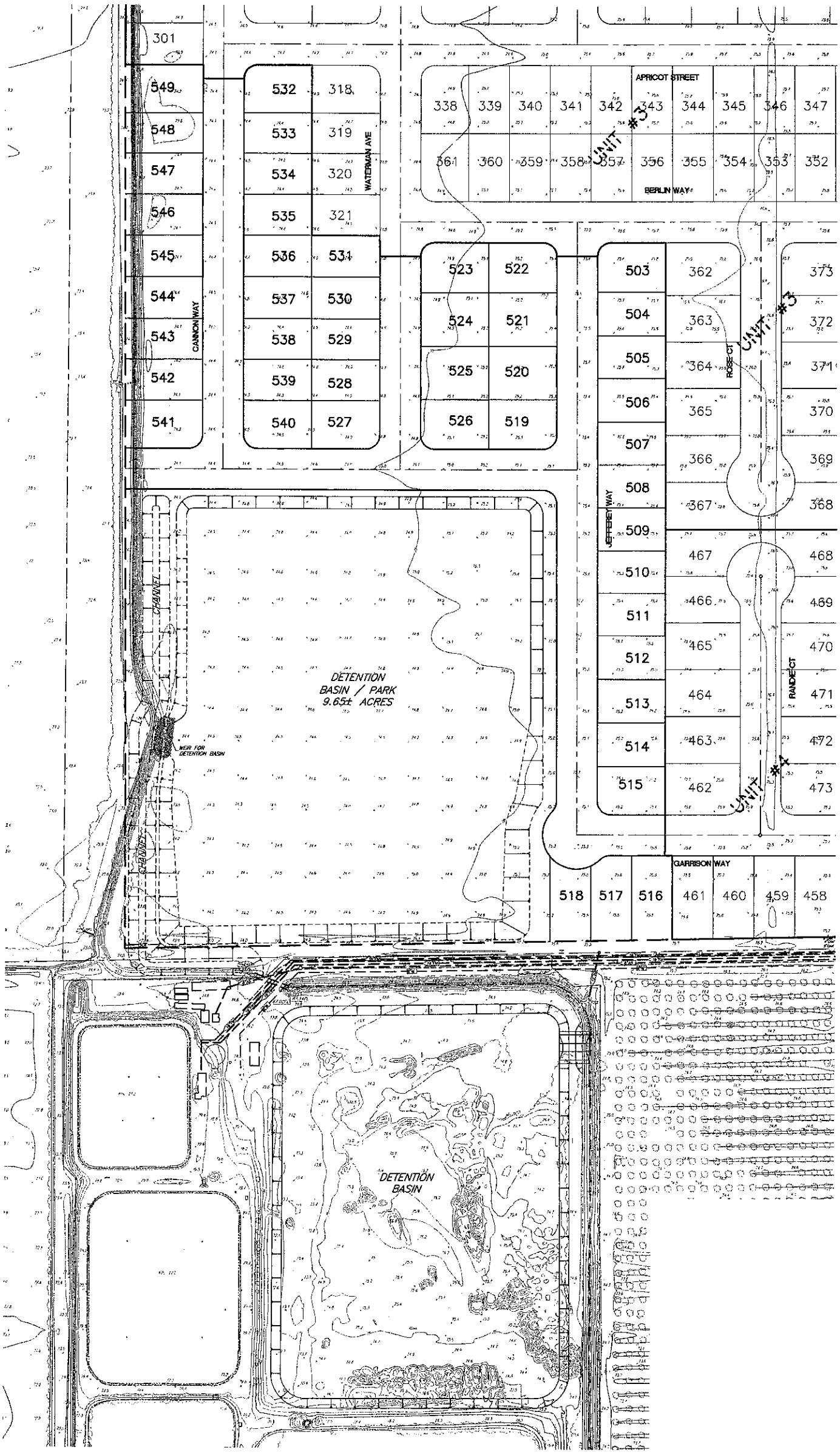
EXHIBIT
INITIAL LOT LAYOUT FOR:

PENNINGTON RANCH
UNIT # 5

AUGUST 20, 2007 SCALE: 1"=60'
BAKER WILLIAMS ENGINEERING GROUP
1 OF 1
GROSS AREA-10.63± ACRES
NO. OF UNITS-72

0306075-EXH-UNITS-LAYOUT-574-LOTS

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EXHIBIT

PENNINGTON RANCH
UNIT # 5

JULY 23, 2007 SCALE: 1"=60'

BAKER WILLIAMS ENGINEERING GROUP

1 OF 1

GROSS AREA-10.63± ACRES
NO. OF UNITS-47

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0306075-EXH-UNITS-LAYOUT

City of Live Oak
Report to Planning Commission

Meeting Date: July 7, 2020

Title: Oak Grove Tentative Subdivision Map Extension

Contact Information: Kevin Valente, AICP, Planning Director

Location: Northwest of Treatment Plant Road. Assessor Parcel Number (APN) 06-640-014

Background: On May 10, 2020, the City received an application to extend the expiration date for the previously adopted Oak Grove Tentative Subdivision Map (TSM) for an additional two years.

The 117-single-family lot, 28-acre, Oak Grove TSM was originally approved by the Live Oak City Council on May 15, 2008 with an original expiration date of May 15, 2010. The Oak Grove TSM received a three-year extension from the Live Oak Planning Commission per Section 16.14.130(2) of the Live Oak Municipal Code and received additional extensions from the State with Senate Bill (SB) 1185, Assembly Bill (AB) 333, AB 208, and AB 116. As a result, the Oak Grove TSM was set to expire on May 15, 2020. Pursuant to Section 16.14.130(1) of the Live Oak Municipal Code, once a written request for an extension is submitted, the map shall automatically be extended for another 60-days (July 15, 2020).

Analysis: Section 16.14.130(2) of the Live Oak Municipal Code states the Planning Commission may grant the extension in increments it deems necessary, provided the total of the extensions do not exceed five years. Therefore, the Oak Grove TSM is allowed to receive an additional two-year extension.

The Oak Grove TSM is not proposed to change in any way, and the previous conditions of approval for the project would continue. As a result, staff recommends the Planning Commission adopt the attached resolution granting a two-year extension to the Oak Grove TSM, consistent with Section 16.14.130 of the Live Oak Municipal Code.

Fiscal Impacts: None.

Recommendation: Adopt the resolution extending the Oak Grove Tentative Subdivision Map expiration date an additional two years to May 15, 2022.

Attachments:

Attachment 1 - TSM PC Resolution.doc
Attachment 2 - Oak Grove TSM.pdf

Attachment 1

RESOLUTION NO. XXXX
A RESOLUTION OF THE CITY OF LIVE OAK PLANNING COMMISSION APPROVING A TWO-YEAR EXTENSION TO THE PREVIOUSLY ADOPTED OAK GROVE TENTATIVE SUBDIVISION MAP (APN 06-640-014)

WHEREAS, On May 10, 2020, the City received an application from Amar Pamma, for a two-year extension to the previously approved Oak Grove Tentative Subdivision Map for the subdivision and future development of 117 single-family residential lots on 28 acres. The project site is located northwest of Treatment Plant Road near the City's Soccer Park and identified as Sutter County Assessor parcel Number (APN) 06-640-014; and

WHEREAS, the 28-acre, 117-single-family lot Oak Grove Tentative Subdivision Map was approved by the Live Oak City Council on May 15, 2008; and

WHEREAS, pursuant to Section 16.14.130(1) of the Live Oak Municipal Code, once a written request for an extension is submitted, the map shall automatically be extended for another 60-days (July 15, 2020); and

WHEREAS, pursuant to Section 16.14.130(2) of the Live Oak Municipal Code, the previously approved Oak Grove Tentative Subdivision Map may be extended for an additional two years with Planning Commission approval (July 15, 2022); and

WHEREAS, the Planning Commission gave notice of public hearing as required by law; and

WHEREAS, on July 7, 2020, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary approving the two-year time extension for the previously approved Oak Grove Tentative Subdivision Map; and

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, the Live Oak Planning Commission finds as follows:

1. General Plan Consistency. There have been no changes to the General Plan or any specific plan or precise road plan to which the tentative map would no longer be in conformity.

2. City Codes. There have been no changes to City codes to which the tentative map would no longer be in conformity.

3. Availability of Services. The capacity of community infrastructure, including, but not limited to, water supply, sewage treatment capacity, schools or roads remains sufficient to serve the project.

4. Tentative Subdivision Map Expiration Date. The Oak Grove Tentative Subdivision Map approved on May 15, 2008 will expire on July 15, 2022, unless a Final Map for the Oak Grove Tentative Subdivision Map is approved by the Live Oak City Council pursuant to Chapter 16.18 of the Live Oak Municipal Code.

5. Additional Tentative Subdivision Map Extensions. Pursuant to Section 16.14.130(2) of the Live Oak Municipal Code, the Oak Grove Tentative Subdivision Map shall not receive additional time extensions.

* * * * * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Live Oak, at a regular meeting thereof, held on the 7th day of July, 2020 by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

_____

PLANNING COMMISSION CHAIR, City of Live Oak

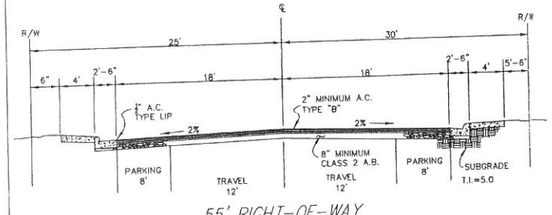
ATTEST:

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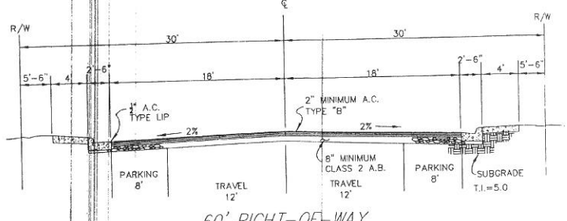
CITY CLERK, City of Live Oak

DRAFT





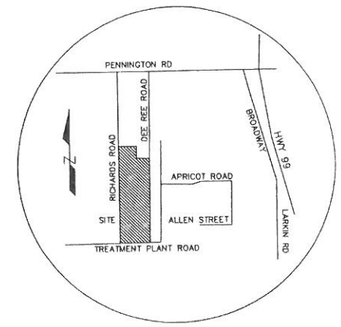
55' RIGHT-OF-WAY
"RICHARDS ROAD"



60' RIGHT-OF-WAY
RICHARDS ROAD, APRICOT ROAD, ALLEN STREET
"A" STREET, "B" STREET, "A" COURT, "B" COURT

NOTES:

1. THE STRUCTURAL SECTIONS FOR ARTERIAL STREETS SHALL BE BASED ON R-VALUE DESIGNS BUT IN NO EVENT SHALL THESE SECTIONS BE LESS THAN 2" A.C. AND 8" CLASS 2 A.B. FOR ANY STREET.
2. SUGRADE AND A.B. SHALL BE COMPACTED TO 95% RELATIVE DENSITY ON ALL STREETS
3. ALL INTERSECTING STREETS SHALL HAVE 20' RADIUS CURVES AT THE PROPERTY LINE
4. APRICOT ROAD, ALLEN STREET AND RICHARDS ROAD TO HAVE VERTICAL CURB, OTHERS TO HAVE ROLLED CURB.



VICINITY MAP

LEGEND

- Post Development Drainage Flow Direction
- STREET LIGHT – (9 PROPOSED LIGHTS)
- PROPOSED HYDRANT – (12 PROPOSED)
- PROPOSED STORM DRAIN INLET
- PROPOSED SIDEWALK
- PROPOSED EP
- EXISTING OVERHEAD ELECTRICAL
- EXISTING UTILITY EASEMENT
- CENTER LINE OF STREETS
- PROJECT BOUNDARY
- PP EXISTING POWER POLE
- FH EXISTING FIRE HYDRANT

GENERAL NOTES

EXISTING USE: AGRICULTURE – WALNUT ORCHARD
PROPOSED USE: SINGLE FAMILY RESIDENTIAL 117 UNITS
WATER, SEWER & STORM DRAINS: CITY OF LIVE OAK STANDARDS
ELECTRICAL: PG&E
TELEPHONE: PAC BELL
NATURAL GAS: PG&E
STORM DRAIN DETENTION FACILITY: SHOWN AS LOT B
STREET NAMES:
APRICOT STREET
ALLEN STREET
"A" STREET
"B" STREET
"C" LOOP
"A" COURT
"B" COURT
(NAME DESIGNATIONS ARE PRELIMINARY ONLY. FINAL NAMES WILL BE ASSIGNED UPON SUBMITTAL TO AND APPROVAL BY CITY OF LIVE OAK)
GROSS AREA: 28.1 ACRES
DENSITY: SINGLE FAMILY RESIDENCE ZONING – R-1
MINIMUM LOT SIZE: 6,000 SQUARE FEET
MAXIMUM LOT SIZE: 8,600 SQUARE FEET

WE THE UNDERSIGNED OWNERS HEREBY CONSENT TO THE PREPARATION OF THIS TENTATIVE MAP

FOR MATTHEWS LAND, INC.

CIVIL ENGINEER
BRIEN C. HAMILTON, R.C.E. 67133
710 4TH STREET
ORLAND, CA 95963

01/03/08
DATE

OWNER AND SUBDIVIDER
PAYNE SILER LLC (SUBDIVIDER)
2270 DOUGLAS BLVD, SUITE 106
ROSEVILLE, CA 95661
PHONE: (916) 780-6940
FAX: (916) 773-4445

MATTHEWS LAND, INC. (OWNER)
3202 W. March Lane, Suite A
Stockton, CA 95219
PHONE: 209-951-5444

REGISTERED PROFESSIONAL ENGINEER BRIEN C. HAMILTON No. 67133 EXP. 9-30-08 CIVIL STATE OF CALIFORNIA

OAKGROVE

TENTATIVE SUBDIVISION MAP

OF

PARCEL 2 OF PARCEL MAP NO. 484
SECTION 32, T. 17 N., R. 3 E., M.D.B. & M.
COUNTY OF SUTTER STATE OF CALIFORNIA

FOR

PAYNE SILER LLC

BY

HAMILTON ENGINEERING INC.

FEB 2008

JOB NO. 06-09

PAGE 1 OF 1