



Agenda
Regular Meeting of the Planning Commission
Tuesday-June 18, 2019
7:00 PM

Live Oak Council Chambers
9955 Live Oak Boulevard, Live Oak, CA 95953

Commission Chair	Jeremy Chapdelaine
Commission Vice-Chair	Aarondeep Pamma
Commissioner	Donald Albers
Commissioner	Tyler Eccles
Commissioner	Aaron Eller
Commissioner	Jerry Stewart
Commissioner	Ranjit Davit

The Commission may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on this agenda. Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection at City Hall, 9955 Live Oak Blvd., 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 Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifications or accommodations to participate in this meeting, please contact the City Clerk's office at (530) 695- 2112 x102. Requests must be made at least 24 hours in advance.

Call to Order

Roll Call

Pledge of Allegiance

Public Communications-Appearance of Interested Citizens

Members of the audience wishing to address the Commission regarding City business (other than Public Hearing items) may do so at this time. When recognized by the Commission Chair, please come to the podium and state your name and address for the record. Comments will be limited to three (3) minutes unless the Chair specifically grants further time.

If you would like to address an item on tonight's agenda, please approach the podium when the item comes up for action. Please wait to be recognized by the Chair, then state your name and address for the record. Your comments will be limited to three (3) minutes unless the Chair grants further time.

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 April 16, 2019.

Contact: Kevin Valente, Planning Director, (530) 695-2112

Public Hearing

2. 9727 Savoy Way Minor Use Permit

Recommendation: Adopt a **Resolution** approving the requested Minor Use Permit for a proposed 300-foot accessory structure.

Contact: Kevin Valente, Planning Director, (530) 695-2112

3. Citywide Political Sign Ordinance

Recommendation: Pass a **Motion** recommending Council adoption of the draft Ordinance amending Section 17.28.050(K) of the Live Oak Municipal Code for Political Signs.

Contact: Kevin Valente, Planning Director, (530) 695-2112

Updates and Announcements (Planning Director)

Commissioner Reports/Comments/Requests

Adjournment

DRAFT Minutes
Regular Meeting of the Planning Commission
Tuesday-April 16, 2019

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: Councilmember Albers, Eccles, Eller, Stewart, Vice-Chair Pamma, and Chair Chapdelaine

Pledge of Allegiance

Chair Chapdelaine led the Pledge of Allegiance.

Public Communications-Appearance of Interested Citizens

None.

Presentations

1. New Commissioners – Oath of Office

Presented by: Kevin Valente, Planning Director (530) 695-2112

Presented to: Commissioner Pamma and Commissioner Stewart

Consent Items

Action: Moved/Seconded: **Commissioner Eller/Commissioner Eccles**

Ayes: Councilmember Albers, Eccles, Eller and Chair Chapdelaine

Abstain: Councilmember Stewart and Vice-Chair Pamma

Passed **Motion No. 2019-03** adopting the Consent Calendar

Discussion Items

3. Planning Commission Chair Appointment

Action: Moved/Seconded: **Commissioner Eller/Vice-Chair Pamma**

Ayes: Councilmember Albers, Eccles, Eller, Stewart, Vice-Chair Pamma, and Chair Chapdelaine

Passed **Motion No. 2019-04** appointing Commissioner Chapdelaine to serve as the Planning Commission Chair for a one-year term.

Contact: Kevin Valente, Planning Director, (530) 695-2112

4. Planning Commission Vice-Chair Appointment

Action: Moved/Seconded: **Chair Chapdelaine/Commissioner Eccles**

Ayes: Councilmember Albers, Eccles, Eller, Stewart, Vice-Chair Pamma, and Chair Chapdelaine

Passed **Motion No. 2019-05** appointing Commissioner Pamma to serve as the Planning Commission Vice-Chair for a one-year term.

Contact: Kevin Valente, Planning Director, (530) 695-2112

5. Sutter County Planning Commission Appointment

Action: Moved/Seconded: **Commissioner Eller/Chair Chapdelaine**

Ayes: Councilmember Albers, Eccles, Eller, Stewart, Vice-Chair Pamma, and Chair Chapdelaine

Passed **Motion No. 2019-06** appointing the Commissioner Stewart to serve as the City of Live Oak representative on the Sutter County Planning Commission.

Contact: Kevin Valente, Planning Director, (530) 695-2112

Public Hearing

6. Citywide Fence Height Ordinance

Action: Moved/Seconded: **Commissioner Eller/Chair Chapdelaine**

Ayes: Councilmember Albers, Eccles, Eller, Stewart, Vice-Chair Pamma, and Chair Chapdelaine

Passed **Motion No. 2019-07** recommending Council adoption of the draft Ordinance amending Section 17.24.020A of the Live Oak Municipal Code.

Contact: Kevin Valente, Planning Director, (530) 695-2112

Updates and Announcements (Planning Director)

1. Planning Director Valente:
 - a. Future Planning Projects
 - b. Future Planning Commission Meetings
 - c. Sutter County Planning Commissioner Ranjit Davit

Commissioner Reports/Comments/Requests

1. Commissioner Eller:
 - a. Report on Sutter County Planning Commission Meetings

2. Commissioner Albers:
 - a. Update on the Sikh Temple construction
3. Commissioner Stewart:
 - a. Highway Project
 - b. Kristen Court Apartments Phase 2 Project
 - c. Silver Oaks Subdivision

Adjourned the Regular Meeting of the Planning Commission at 7:39 PM.



**City of Live Oak
Report to Planning Commission**

Meeting Date: June 18, 2019

Title: Accessory Structure Minor Use Permit

Location: 9727 Savoy Way, Live Oak, CA 95953 (APN 06-690-046)

Recommendation: Consider adopting the attached resolution approving a minor use permit for the proposed 300-foot accessory structure located at 9727 Savoy Way.

Fiscal Impacts: None.

Contact Information: Kevin Valente, City Planner, (530) 695-2112

Attachments:

- 01- Minor Use Permit Resolution
- 02- Proposed Plans
- 03- Neighbor Comment Letter

Background

The applicants, Daniel and Natasha Santillan, are requesting a minor use permit to construct a rear yard 300-foot accessory structure located within three feet of the side yard setback (see Attachment 02). The proposed accessory structure will include roof mounted solar panels.

The project site is located at 9727 Savoy Way in the Low Density Residential Zone District (R-1), which requires a minimum five-foot side yard setback for accessory structures (Table 17.02.030 of the Live Oak Municipal Code). However, pursuant to Section 17.15.030(F) of the Live Oak Municipal Code, residential accessory structures that differ from the standards provided may be approved with a use permit, provided the Planning Commission makes a finding that there will not be an adverse impact on any neighboring uses.

The applicant has provided a comment letter from the neighboring resident, 9715 Savoy Way, stating they have no issue with the proposed accessory structure and its locations (see Attachment 03).

Attachment 01

PC RESOLUTION NO. XX-2019
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
LIVE OAK APPROVING A MINOR USE PERMIT TO ALLOW THE CONSTRUCTION
OF A 300-FOOT ACCESSORY STRUCTURE FOR ASSESSOR PARCEL NUMBER
(APN): 06-690-046

WHEREAS, the City received an application from Daniel and Natasha Santillan for approval of a minor use permit to allow the construction of a 300-foot accessory structure within three feet of the side yard setback (APN 06-690-046); and,

WHEREAS, on June 18, 2019, the Planning Commission duly held a public hearing on the matter, and received and considered evidence both oral and documentary.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Live Oak does hereby make the following required findings for approval of the requested minor use permit:

1. The proposal is consistent with the General Plan and any relevant specific plan, neighborhood plan, or area plan.
2. The site for the proposed use is adequate in size and shape to accommodate said use and its associated yards, parking, landscaping and other improvements required by this Title and other relevant City standards.
3. Pursuant to Section 17.15.030(F) of the Live Oak Municipal Code, the proposed 300-foot accessory structure will not have an adverse impact on any neighboring uses.
4. The establishment and operation of the use will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the vicinity of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Live Oak does hereby APPROVE a minor use permit to allow the construction of a 300-foot accessory structure within three feet of the side yard setback located at 9727 Savoy Way (APN 06-690-046) subject to the following conditions:

1. The use permit may be modified or revoked by the City Council, or Planning Commission, should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare, or materially injurious to property, or improvements in the vicinity, or if the property is operated or maintained, so as to constitute a public nuisance.
2. Any expansion of this use or substantial modification that results in a change of use shall not be allowed on-site without Planning Commission review and

approval.

3. The 300-foot accessory structure shall be constructed per the approved plans.
4. The accessory structure, including the roof mounted solar panels, shall not exceed a maximum 15'-0" in height pursuant to Section 17.15.030(D) of the Live Oak Municipal Code.
5. Provide 6" x 6" redwood posts per the approved plans.
6. Provide dimensional composition roofing to match the existing residence per the approved plans.

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Live Oak, at a regular meeting thereof, held on the 18th day of June, 2019 by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Planning Commission Chairperson

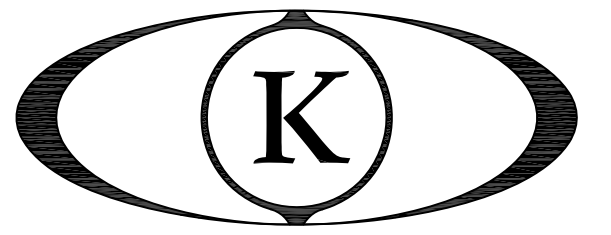
ATTEST:

Planning Director

SOLAR CANOPY FOR DANNY SANTILLAN

9727 SAVOY WAY
LIVE OAK, CA 95953

APN: 06-690-046



KEEN DRAFTING SERVICE

SCOPE OF WORK

- NEW SOLAR CANOPY FOR FUTURE PANELS
- NEW CONCRETE SLAB

-SITE PLAN-

SHEET INDEX:

- 1.....TITLE SHEET
- 2..... PLANS & DETAILS

CODE INFORMATION

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLETING THE CONSTRUCTION OF THIS PROJECT IN ACCORDANCE WITH THE FOLLOWING FEDERAL, STATE, & LOCAL CODES INCLUDING THEIR MOST RECENT AMENDMENTS AND REVISIONS.

- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA BUILDING CODE (STRUCTURAL)
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA ENERGY CODE & BUILDING ENERGY EFFICIENCY STANDARDS.
- 2016 CALIFORNIA GREEN BUILDING CODE

PROJECT DIRECTORY

DESIGN: MARLON KEEN
KEEN DRAFTING SERVICE
OROVILLE, CA 95966
530-844-2022
530-589-9824
keen_drafting@outlook.com

CONTRACTOR: DANNY SANTILLAN

ENGINEERING: DANNY SANTILLAN
LIVE OAK, CA
530-635-3911

OWNER: DANNY SANTILLAN
LIVE OAK, CA
530-635-3911

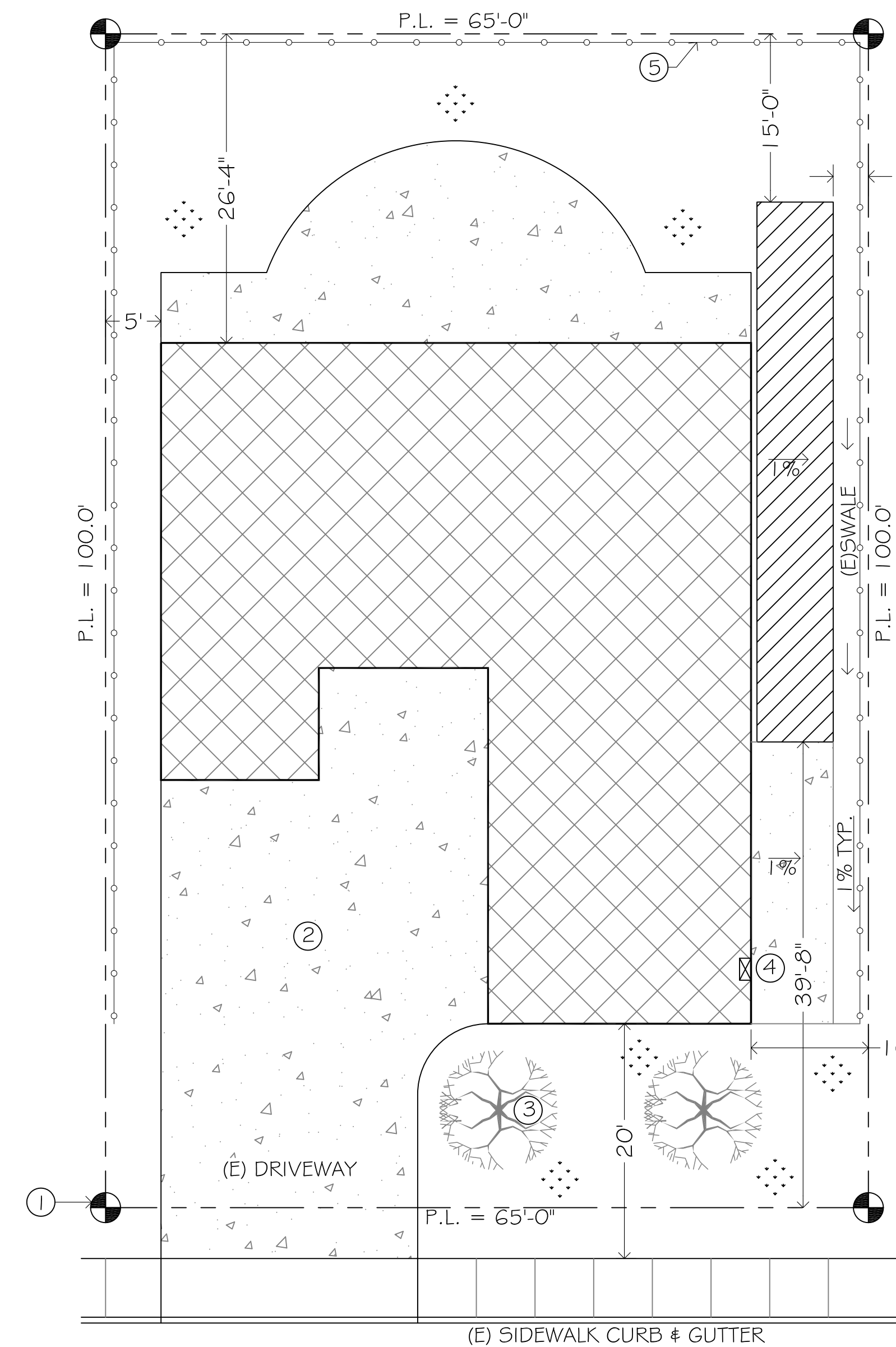
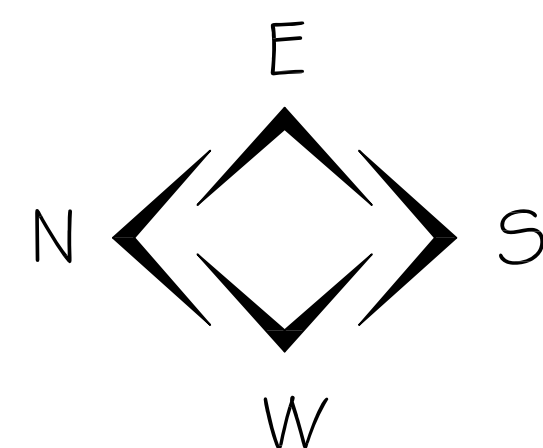
PROJECT INFORMATION

CLIMATE ZONE..... CZ11
OCCUPANCY CLASSIFICATION.....N/A
CONSTRUCTION TYPE.....U
STORIES.....ONE
FIRE SPRINKLERS.....NO

LOT COVERAGE CALC.

NEW PATIO COVERAGE.....300 ft²
EXISTING HOME COVERAGE.....2,158 ft²
TOTAL COVERAGE.....2,458 ft²

LOT AREA= 65' X 100' = 6,500 ft²
COVERAGE %...2,458 ft² / 6,500 ft² = 37.8 % ok



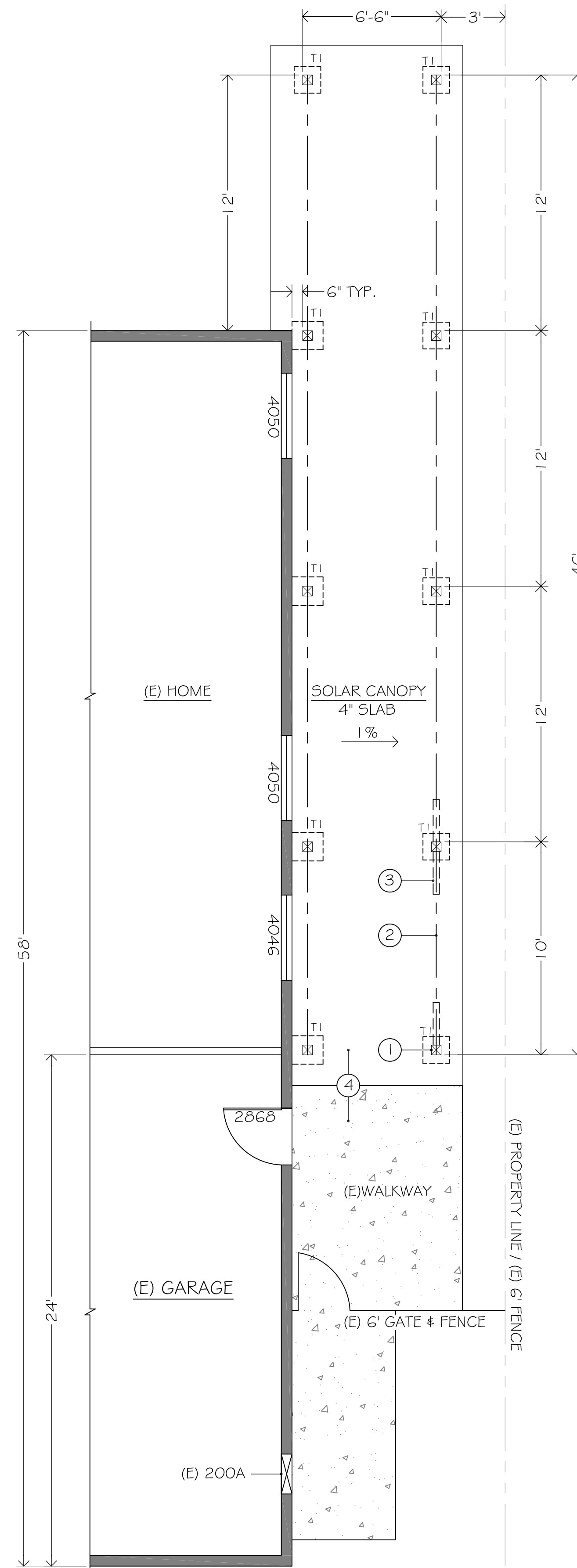
-SITE PLAN LEGEND-	
	NEW COVERED PATIO
	EXISTING HOME
	EXISTING LAWN
	LOT CORNER MARKER
	(E) CONCRETE FLATWORK
	(E) TREES
	(E) 200 AMP ELECTRICAL PANEL
	(E) 6' CEDAR FENCE

PLAN CHECK:

SHEET#

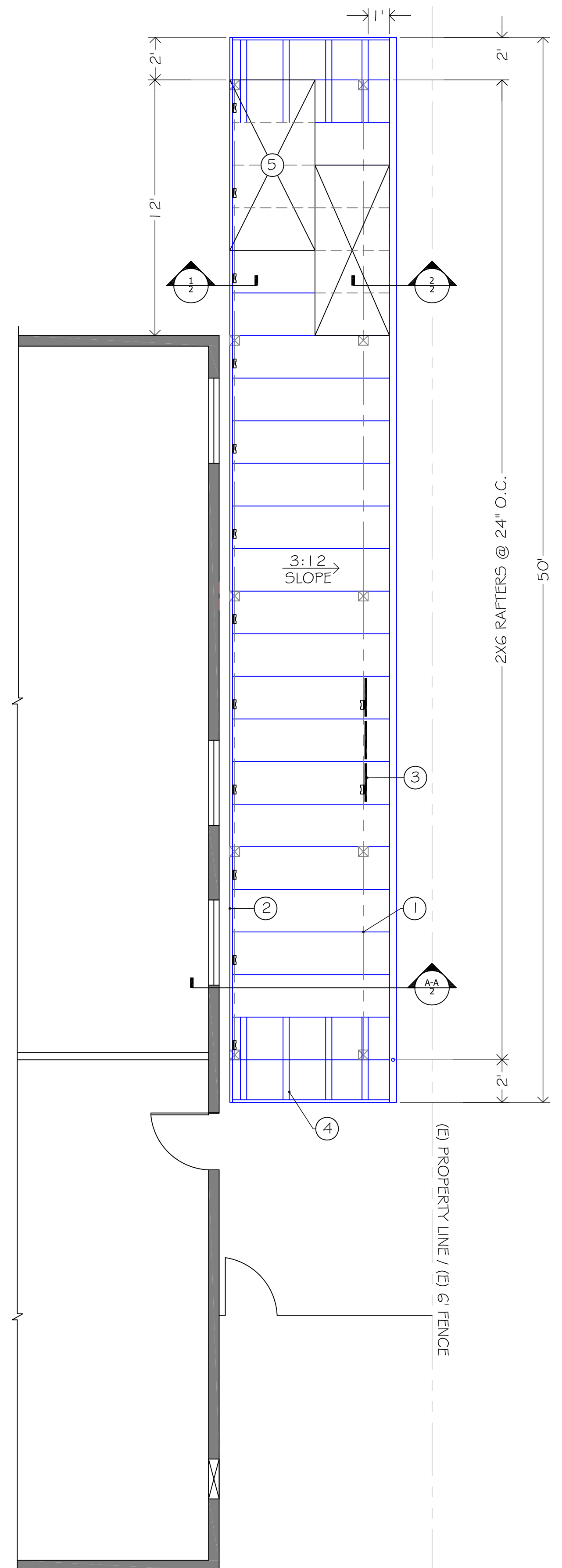
1 of 2

SCALE: 1" = 20'-0"



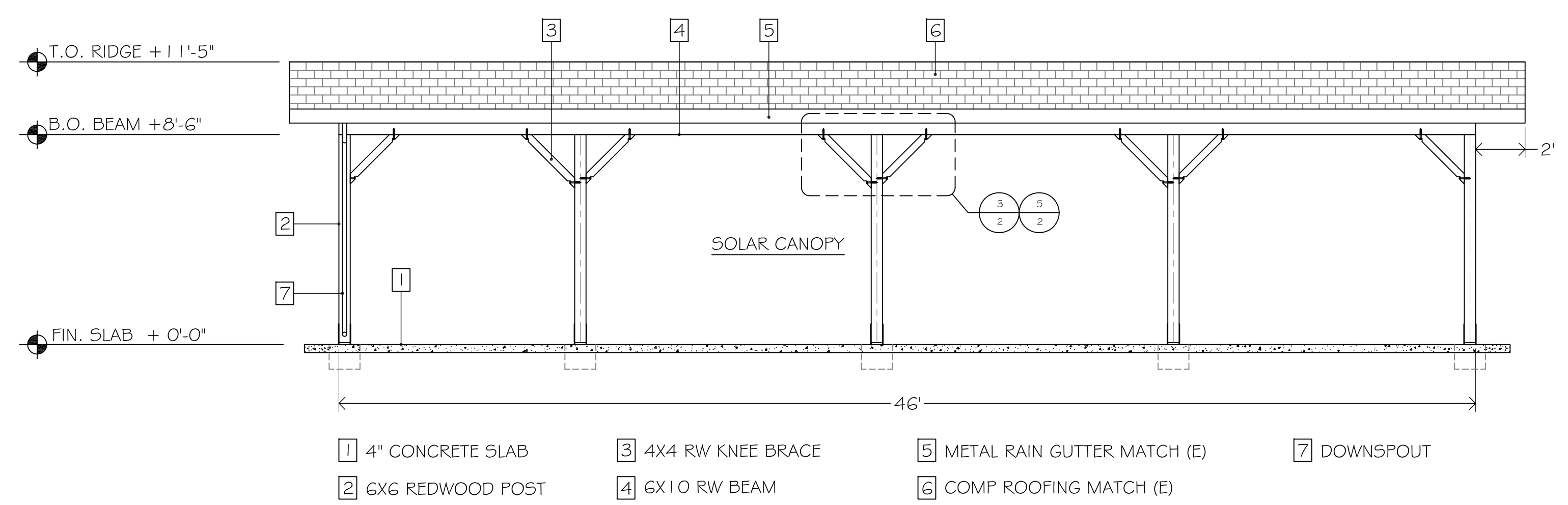
- FOUNDATION / FLOOR PLAN KEY NOTES-**
- 6X6 REDWOOD POSTS, W/ SIMPSON CBSQ66-SD52 POST BASE, 3" MIN. SIDE CLEARANCE TYP.
 - 6X10 RW BEAMS W/ SIMPSON POST CAP TYP.
 - 4X4 KNEE BRACES W/ 1/2" X 5" LAG SCREWS W/ WASHERS
 - NEW 4" SLAB TO MATCH EXISTING FLUSH TRANSITION
- | FOOTING SCHEDULE | |
|------------------|------------------------|
| T1 | 16" sq. X 18" DEEP PAD |

FOUNDATION / FLOOR PLAN 1/4" = 1'-0"



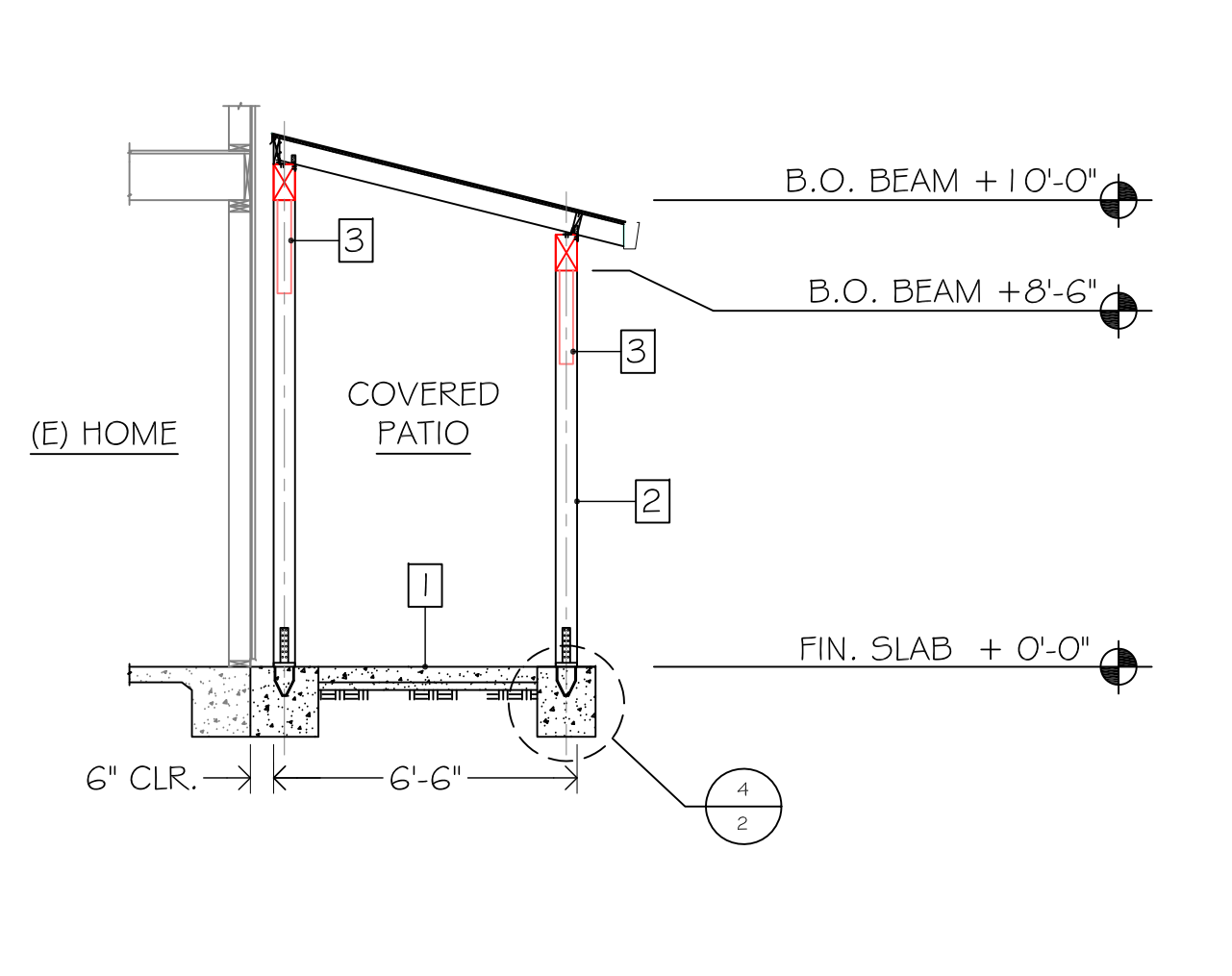
- ROOF FRAMING KEY NOTES-**
- SIMPSON H2.5 OR EQ. @ RAFTERS TO TOP PLATE/BEAM TYP.
 - 2X8 CONT. BARGE BOARD W/ A35 @ 4'-0" O.C. INTO 6X10, TRIM TO FIT.
 - 2X6 BLOCKING W/ A35 @ 4'-0" O.C. INTO 6X10 TYP.
 - 2X4 FLAT OUTRIGGERS @ 2'-0" O.C. TYP.
 - OWENS & CORNING OAKRIDGE COMP SHINGLES W/ MIN. WINDSPEED RATING OF 85 MPH, OVER 30# FELT OVER 7/8" OSB NAILED W/ 8d @ 6:6:12

ROOF FRAMING PLAN 1/4" = 1'-0"



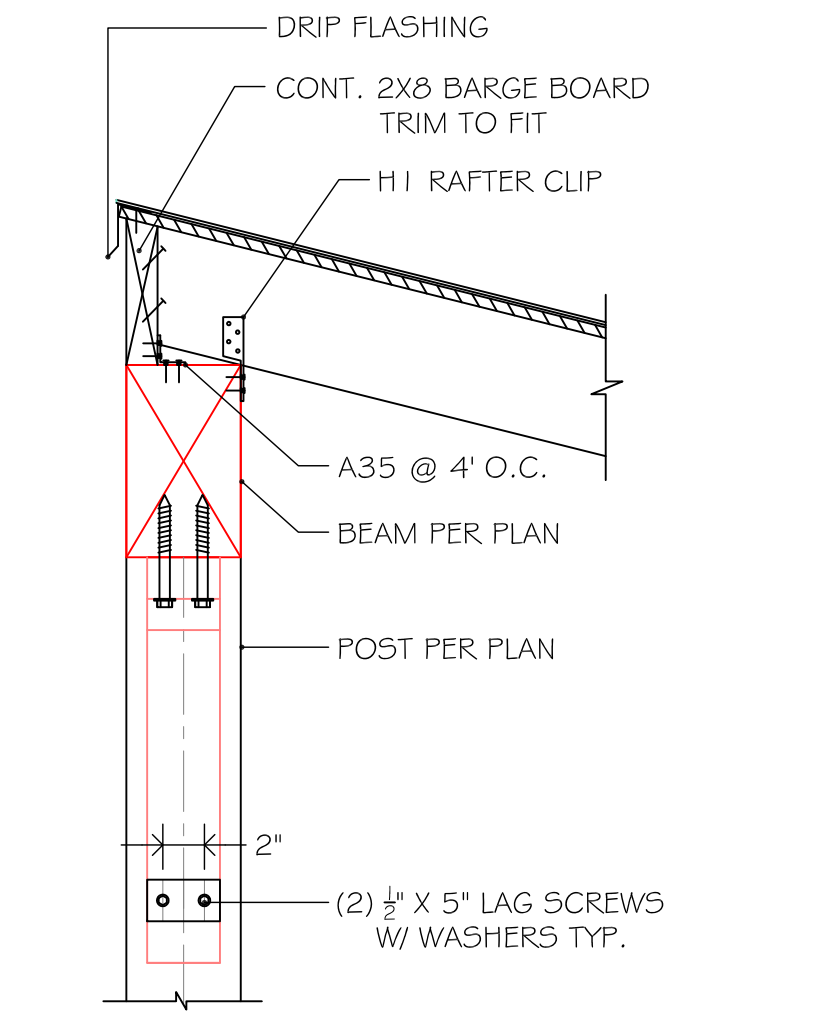
SOUTH ELEVATION

1/4" = 1'-0"



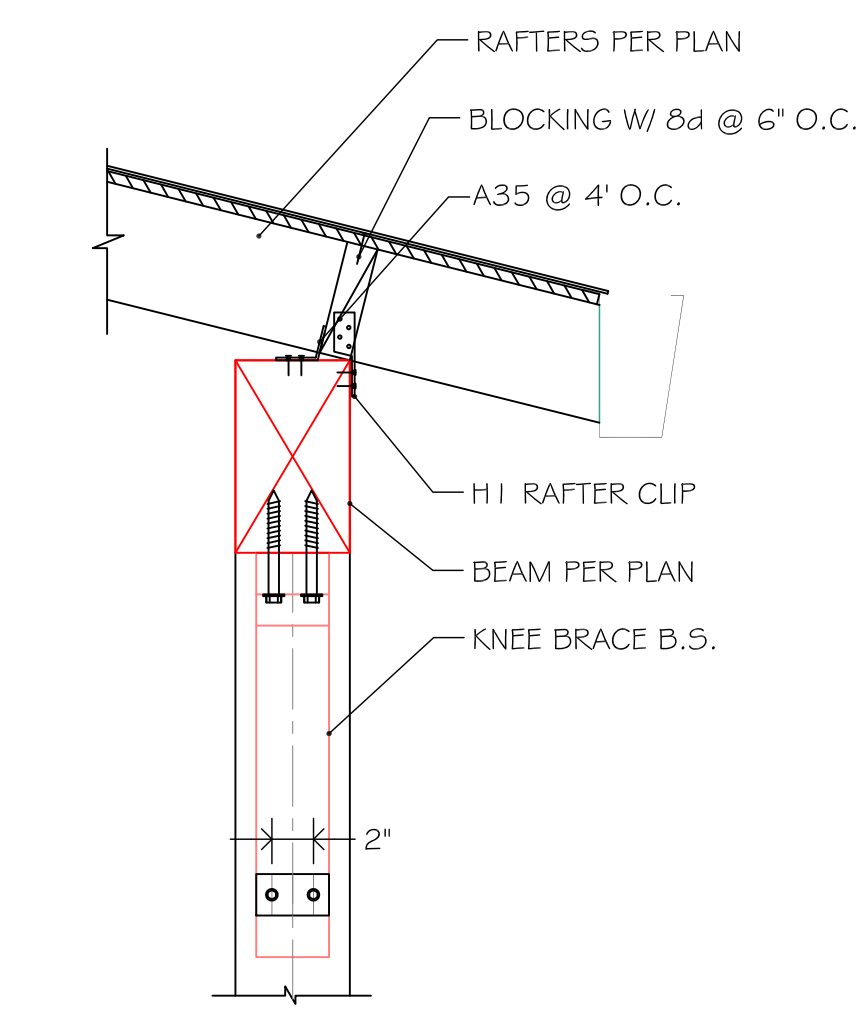
SECTION A-A

1/4" = 1'-0"



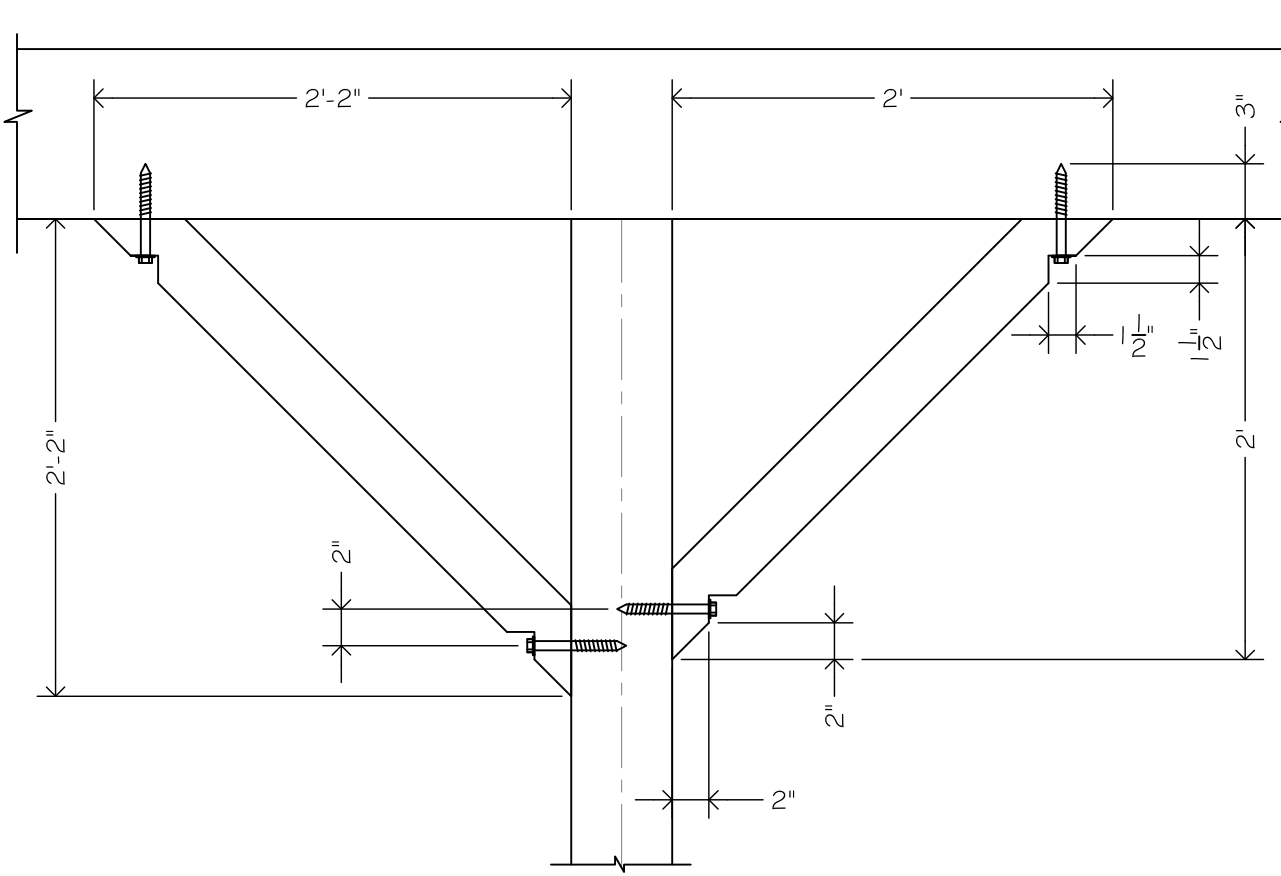
RIDGE DETAIL

NTS



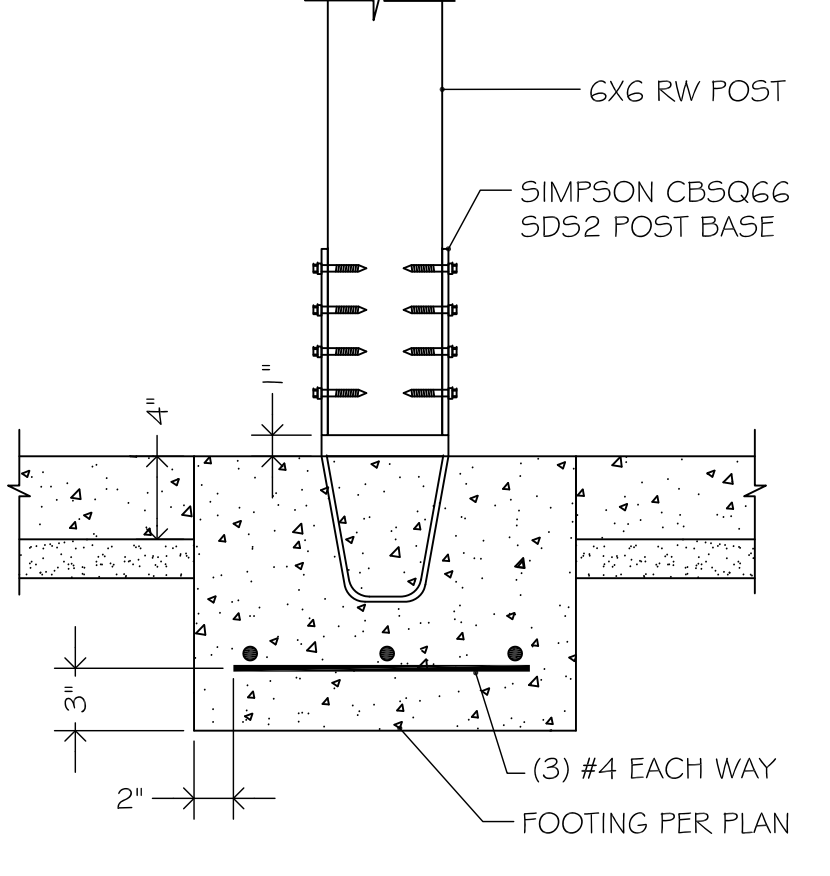
EAVE DETAIL

NTS



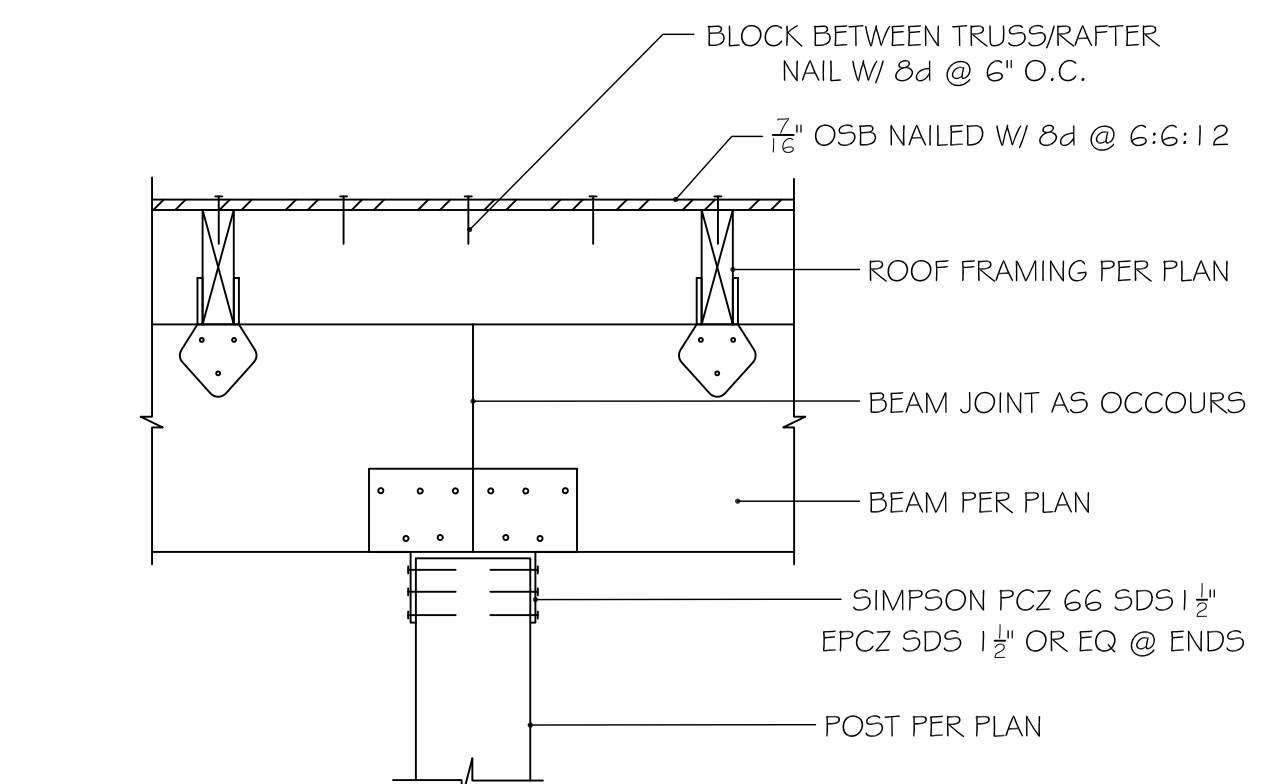
TYP. KNEE BRACE DETAIL

NTS



PAD FOOTING DETAIL

NTS



POST CAP DETAIL

NTS

Daniel Santillan
9727 Savoy Way
Live Oak, CA 95953

City of Live Oak
9955 Live Oak Blvd
Live Oak, CA 95953

2019/ May 29/

To Whom it may concern: City Of Live Oak,

The property owner Sean Blawie next door at 9715 Savoy Way, does not see any inconvenience if the Owner Daniel Santillan at 9727 Savoy Way, builds a porch extending +/- 3 feet to the property line or fence line due to zoning restrictions.

We are looking forward to hearing from you soon.

Yours sincerely,

9727 Savoy Way D. Santillan

9715 Savoy Way S. Blawie



**City of Live Oak
Report to Planning Commission**

Meeting Date: June 18, 2019

Title: Citywide Political Sign Ordinance Amendment

Location: Citywide

Recommendation: Pass a Motion recommending Council adoption of the Draft Ordinance amending Section 17.28.050(K) of the Live Oak Municipal Code.

Fiscal Impacts: None.

Contact Information: Kevin Valente, City Planner, (530) 695-2112

Attachments:

01- Draft Ordinance amending Section 17.28.050(K) of the Live Oak Municipal Code.

Background

During the last election cycle, the City of Live Oak experienced several issues with political sign posting locations throughout the City. Currently, Section 17.28.050(K) of the Live Oak Municipal Code does not include any specific City standards for political signs and defers all standards to State law.

Therefore, City staff is proposing Section 17.28.050(K) of the Live Oak Municipal Code be amended to include citywide standards for political signs (see Attachment 01). The proposed Ordinance amendment is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15305, Minor Alterations in Land Use Limitations.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF LIVE OAK, CALIFORNIA,
AMENDING SECTION 17.28.050K OF THE LIVE OAK MUNICIPAL CODE**

SECTION 1: Purpose and Authority. The purpose of this ordinance is to approve the proposed Zoning Code Text Amendment to the Live Oak Municipal Code. This ordinance is adopted pursuant to Government Code sections 65853-65859, and other applicable law.

SECTION 2: Findings. The City Council finds and determines as follows:

- A. On June 18, 2019, the Planning Commission held a duly noticed public hearing concerning the proposed Zoning Code Text Amendment. After the hearing, the Planning Commission recommended that the City Council approve the proposed Zoning Code Text Amendment.
- B. The proposed Zoning Code Text Amendment is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15305, Minor Alterations in Land Use Limitations.
- C. The proposed Zoning Code Text Amendment is consistent with and would implement the policies of the City of Live Oak General Plan.
- G. The City Council finds that the proposed Zoning Code Text Amendment is consistent with the Zoning Ordinance Chapter 17.01: Administration.

SECTION 3: Section Amendment.

17.28 Standards for Signs

17.28.050 Exempt Signs

The following signs shall be exempt from the provisions of this Chapter. Exempt signs are not required to obtain a zoning clearance and shall not be included in the determination of allowable number or size of signs. Any required building permit shall first be obtained.

K. Political signs: Political signs and posters are subject to the following conditions:
~~pursuant to State law.~~

- 1. A Political sign shall encourage a particular vote in a scheduled election.
- 2. Political signs and posters shall not require a zoning clearance from the City.
- 3. Political signs and posters shall not be placed in the public right-of-way or beyond the legal setback line, as determined by a City Code Enforcement Officer, and shall be placed so as not to create a safety hazard as determined by Law Enforcement or City Code Enforcement Officer.

4. All political signs and posters located within the clear vision triangle shall meet the visibility standards provided in Section 17.24.040.
5. Political signs shall not be visible within 660 feet from the edge of the right of way of a classified landscaped freeway, or be subject to removal by the Department of Transportation (Caltrans), and bill the responsible party for the removal of the signs.
6. Political signs and posters shall not be fastened to the ground. Placement by means of a stake driven in the earth shall not be considered to be fastened to the ground. Political signs and posters may be staked in the ground; may be tacked, pasted, or otherwise temporarily affixed to legally existing fences, structures, and buildings; and may be taped, painted, or otherwise temporarily affixed to the interior or exterior surfaces of building windows.
7. Political signs and posters shall not be placed without prior approval from the property owner or tenant.
8. Political signs and posters may remain in place for ninety days prior to, and ten days after, any national, state or local election.
9. Political signs and posters shall not exceed thirty-two (32) square feet in area or six feet in height, measured from the adjacent grade to the highest point of the sign. Signs in windows are not subject to the height limitation.
10. Nonconforming political signs and posters shall be subject Title 14 of the Live Oak Municipal Code, including removal by a City Code Enforcement Officer.

SECTION 4: Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held by a court of competent jurisdiction to be invalid or unconstitutional, that portion shall be deemed a separate, distinct and independent provision, and the holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 5. Effective Date. This ordinance shall become effective thirty (30) days after its final passage and adoption.

SECTION 6. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published in full in accordance with Section 36933 of the Government Code.

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council the _____ day of _____, 2019 and by unanimous vote of the Council members present, further reading was waived.

On a motion by Councilmember _____ seconded by Councilmember _____ the foregoing ordinance was duly passed and adopted by the City Council of the City of Live Oak at a regular meeting thereof, this _____ day of _____, 2019, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR, City of Live Oak

ATTEST:

CITY CLERK, City of Live Oak

APPROVED AS TO FORM:

CITY ATTORNEY, City of Live Oak

DRAFT