



Commissioner Perminder Bains, Chair

Commissioner Christine Alcocer	Commissioner Zac Repka
Commissioner Robert Norton, Vice-Chair	Commissioner Aaron Eller
Commissioner Malcolm Weston	Commissioner Donald Albers

April 5, 2016 7:00 PM

A. CALL TO ORDER

B. ROLL CALL

Commissioners Albers, Weston, Eller, Repka, Alcocer, Vice-Chair Norton and Chair Bains

C. PLEDGE OF ALLEGIANCE

D. APPEARANCE OF INTERESTED CITIZENS*

To address the Commission please step to the rostrum and state your name and address

E. APPROVAL OF MINUTES

1. Approval of Minutes from February 16, 2016, regular meeting

F. PUBLIC HEARING

2. **Conditional Use Permit and Design Review 16-2**, Robert Fulton, applicant; 9970 Live Oak Blvd; APN 06-181-037, CMU/D Commercial Mixed Use Downtown Combining Zoning designation; Downtown Mixed Use, General Plan Land Use.

G. ADJOURNMENT

Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$733, must be filed with the City Clerk, 9955 Live Oak Blvd., Live Oak, CA 95953, within 10 days of such action. If no appeal is filed within this time limit, the Commission action becomes final. The exception to this is rezonings – please check with the Planning Department, 9955 Live Oak Blvd., Live Oak, CA 95953, for the procedure. Mailed notices of the Council hearings will be accomplished in the same manner as the Planning Commission hearings unless additional notice is deemed necessary.

If you require auxiliary aids or services (e.g., signing services) to make a presentation to the Planning Commission, the City will be glad to assist you. Please contact the City offices (530) 695-2112 at least 72 hours in advance so such aids or services can be arranged.

*Members of the public may address the Planning Commission on items of interest that are within the City's jurisdiction whether or not such items of interest are on the agenda for this meeting. Members of the Commission will respond as best as they can to public comments but cannot take action or enter into a discussion on items not contained on the agenda. Public comment on public hearing agenda items will be permitted during the hearing.

**LIVE OAK PLANNING COMMISSION MINUTES
REGULAR MEETING OF FEBRUARY 16, 2016
City Hall – 9955 Live Oak Boulevard, Live Oak, CA 7:00 PM**

A. CALL TO ORDER

The meeting was called to order by Chair Bains at 7:00 p.m.

B. ROLL CALL

Commissioners Alcocer, Weston, Eller, Albers, Repka, Vice-Chair Norton, and Chair Bains were present.

C. PLEDGE OF ALLEGIANCE

Commissioner Eller led the Pledge of Allegiance

D. APPEARANCE OF INTERESTED CITIZENS

None were present

E. APPROVAL OF MINUTES

1. The minutes of October 20, 2015 meeting were approved with recommended correction to Item 3 concerning reference to Planning Commissioner “Workbook”, to be changed to Planning Commissioner “Handbook”

F. PUBLIC HEARINGS

Commissioner Albers recused himself from this issue as he is a client of the property owner.

2. A Public Hearing: **Parcel Map 16-1, Michael and Shirley Law**. A proposal to divide a 1.49 acre parcel into two parcels Parcel 1 is 0.75 acre and Parcel 2 is 0.73 acre). The project is located at 10320 O Street, Live Oak, CA. Assessor’s Parcel No. 06-340-017. The project is Exempt from CEQA; Minor Land Division.

SETTING: The project site is developed with two single family dwellings and one garage located on proposed Parcel 2. The surrounding area is developed with single family homes, undeveloped lot to the north and the future City Trail to the east. The table below lists the land use, zoning designation, and General Plan designation of the area surrounding the project site.

City Planner June Cowles presented the Parcel Map No. 16-01, Applicant Michael Law answered questions from the Commissioners. Chair Bains opened the public hearing and opportunity was given to anyone interested in speaking either for or against the proposal for the Parcel Map.

The public hearing was closed by Chair Bains. A motion was made by Vice-Chair Norton and second by Commissioner Albers to approve Parcel Map 16-1. The motion carried with all in favor.

G. ADJOURNMENT

The meeting was adjourned at 7:20 p.m. by Commissioner Bains.

**NOTICE OF PUBLIC HEARINGS
CITY OF LIVE OAK, CALIFORNIA**

NOTICE IS HEREBY GIVEN that a public hearing by the City of Live Oak Planning Commission will be held to receive public comment on Tuesday, April 5, 2016, at 7:00 p.m., in the Live Oak Council Chambers in City Hall, 9955 Live Oak Boulevard, Live Oak California 95953, to consider the following:

Conditional Use Permit and Design Review 16-2, Robert Fulton, applicant; 9970 Live Oak Blvd; APN 06-181-037, CMU/D Commercial Mixed Use Downtown Combining Zoning designation; Downtown Mixed Use, General Plan Land Use.

The applicant is proposing a 480 square foot coffee drive-through outlet at 9970 Live Oak Blvd. Because the use proposes a drive-through, a Conditional Use Permit (CUP) must be approved by the Planning Commission. The project is Categorical Exempt 15332 Infill Development and 15303 New construction, letter C.

Copies of the staff report to the Planning Commission and supporting materials will be available for public review at City Hall, 9955 Live Oak Blvd, Live Oak CA beginning at 12:00 noon on the Friday before the meeting. All interested parties are invited to attend and express their opinions or provide written comments before the hearing. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

In compliance with the American Disabilities Act, the City of Live Oak encourages those with disabilities to participate fully in the public hearing process. If you have any special needs to allow you to attend or participate in this public hearing process, please call (530) 695-2112. For more information regarding the proposed project or the public hearing, please contact June Cowles at jcowles@mbakerintl.com or 530-695-2112.



DATE: April 5, 2016
TO: City of Live Oak Planning Commission
FROM: June Cowles, Contract City Planner

Application: Conditional Use Permit No. 16-2 and Design Review;
Applicant/Owner: Fulton & Associates LLC / Ranjit (Reggie) Singh
Location/APN: 9922 Live Oak Blvd, APN 006-181-037
Environmental: CEQA Categorical Exempt
General Plan: Downtown Mixed Use
Zoning: Commercial Mixed Use Downtown Combining Zone District (C-MU/D)

RECOMMENDED ACTION:

Approve Conditional Use Permit No. 16-2 and Design Review for a coffee kiosk drive through building at 9922 Live Oak Blvd, subject to the required Findings and project Conditions of Approval.

EXECUTIVE SUMMARY:

The applicant is requesting a Conditional Use Permit and Design Review for a 480 square foot coffee kiosk building that includes a drive-through window. The overall lot is 49,503 square foot. However, the site will be split into two lots through a Lot Line Adjustment. The proposed site plan that includes the coffee kiosk building is 17, 478 square foot and includes both existing driveways along Live Oak Blvd (Hwy 99), the coffee kiosk building, parking and a drive aisle for the drive through pick up window. A Conditional Use Permit is required due to the drive through window.

SETTING:

The project site is on Live Oak Blvd between the railroad historic depot building (The Pizza Place) and the Live Oak Pharmacy and Gold Country Bank building. The site is a graded lot, with sidewalk and curb along Live Oak Blvd. As shown on the site plan the existing evergreen tree is located within the undeveloped second lot and therefore, will remain until the second lot is developed. In addition, the existing historic palm trees are located west of the site and will not be disturbed. The lot is within the Commercial Mixed Use Downtown Combining (CMU-D) zoning district and the General Plan Downtown Mixed Use designation. The surrounding area is developed with commercial buildings and west of the site is the railroad. The table below lists the land use, zoning designation, and General Plan designation of the area surrounding the project site.

	Land Use	Zoning Designation	General Plan Designation
North	Undeveloped lot	C-MU/D (Commercial Mixed Use Downtown Combining)	Downtown Mixed Use
South	Railroad Depot building (The Pizza Place)	C-MU/D (Commercial Mixed Use Downtown Combining)	Downtown Mixed Use
East	Live Oak Blvd (Hwy 99) and Tower Market service station	C-MU/D (Commercial Mixed Use Downtown Combining)	Downtown Mixed Use
West	Railroad, Broadway St., and Broadway Lounge and La Mexicana Market	C-MU/D (Commercial Mixed Use Downtown Combining)	Downtown Mixed Use

PROPOSAL & ANALYSIS:

As stated earlier, a Conditional Use Permit and Design Review are required for the 480 square foot coffee kiosk that includes a drive through window.

Conditional Use Permit:

The drive-through window is located on the west side of the building that faces the railroad tracks. Existing palm trees are located between the railroad tracks and the site western property line. The drive through aisle is located on the western side of the building and can accommodate eight to nine vehicles or approximately 180 feet of stacking distance. The coffee kiosk building will be operated under the Dutch Brothers business which does not have a coffee ordering sign kiosk. All orders are taken at the drive through window or when very busy a Dutch Brothers employee will go out and take orders from waiting cars. Therefore, there is not a speaker sign kiosk for orders. The business will utilize the two existing driveways off of Live Oak Blvd (Hwy 99). The northern driveway is a full access driveway and the southern driveway is a right in-right out driveway. The applicant is proposing landscaping between the drive through aisle, in front of the building, around the trash enclosure, and along Live Oak Blvd (Hwy 99). In addition, the applicant is proposing a four (4) foot high black open view fence along the western property line. Vine plantings are proposed at interval locations along the fence.

Staff recommends approval of the Conditional Use Permit based on the facts as follows;

- The drive through window and aisle do not front along Live Oak Blvd (Hwy 99).
- Landscaping is provided on both sides of the drive through aisle which provides low landscape screening.

- The four foot tall open view fence with spaced landscaping provides a soften barrier between the railroad tracks and the drive aisle.
- The Dutch Brothers business does not include a speaker type ordering sign kiosk, which eliminates noise from a loud speaker.
- The coffee kiosk drive through business is compatible with the surrounding businesses and is considered an infill development.
- Existing infrastructure is in place. (ie, driveways, sidewalks, sewer, storm, and water lines)

In order to approve a Conditional Use Permit, the Planning Commission must make specific findings regarding consistency with the General Plan, a determination that there will be no significant impacts to the surrounding neighborhood, and a determination that establishment of the operation 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 (per Live Oak Municipal Code Section 17.35.030). The required findings and analysis are attached.

Design Review

Site Plan

The site plan includes a drive access aisle from the northern existing driveway to the southern existing driveway, a 480 square foot building, a drive through aisle, a trash enclosure, and nine parking spaces. Five of the parking spaces are located adjacent to the coffee kiosk building and four parking spaces are located between the existing parking for the Pizza Place business and the coffee kiosk building. The completion of the drive aisle from the northern driveway to the southern driveway will improve the on-site circulation for the existing business and the proposed business as both driveways will be utilized.

Building Design

The site is located within the Downtown area which is part of the City's Design Guidelines. The Design Guidelines state that franchise architecture should be consistent with adjacent existing buildings. The building includes a brick wainscot, stucco walls, and a gable roof. The Dutch Brothers traditional building architecture is a portion of a gabled roof with a parapet roof and then an extension of the end wall. The proposed coffee kiosk building gabled roof is extended over the entire building, that is similar to the adjacent railroad depot (Pizza Place) building. Awnings over the walk up window on the east elevation and the drive through window on the west elevation are proposed.

Building Material and Colors

The building material and colors are stucco that will be painted grey with a white trim, a red brick wainscot, and a blue metal roof. The Dutch Brothers traditional materials and colors are the same as the proposed building colors and materials except for the red brick wainscot. The applicant proposed a brick wainscot in order to compliment the historic downtown buildings along Broadway Street which are west of the site.

Landscaping:

The site plan includes landscaping; trees, shrubs, groundcover along Live Oak Blvd (Hwy 99), between the drive aisle and parking spaces, in front of the building, and around the trash

enclosure. The proposed landscaping is consistent with the City and Hwy 99 Design Guidelines and Zoning Ordinance as conditioned.

Parking:

The proposed site plan includes nine (9) parking spaces and one bicycle rack which is consistent with the Zoning Ordinance requirements.

Lighting:

The proposed site plan includes five (5) new parking lot lights. The parking lot lights are consistent with the Zoning Ordinance as conditioned.

Staff recommends approval of the Design Review based on the facts as follows;

- The proposed building architecture is consistent with the adjacent building in that the Dutch Brother building includes a similar gabled roof as the adjacent depot building.
- The Dutch Brother building incorporated a brick wainscot around the building in order to be complimentary to the brick historic buildings along Broadway Street.
- The Design Guidelines state that bright colors shall be discouraged. The coffee kiosk building includes grey, white, and dark blue colors.

AGENCY & PUBLIC REVIEW:

City Department Review

This proposed project was sent to all applicable City departments and outside agencies.

The following comments were received;

- The Fish and Wildlife Dept inquired about environmental review. Staff responded to the the Fish and Wildlife staff and stated that the site is located between Live Oak Blvd (Hwy 99) and an active rail road line, that all infrastructure is existing, including the two driveways, that there were no environmental sensitive areas within the immediate area and therefore is considered an infill development. The Fish and Wildlife staff had no further questions or comments.
- CalTrans staff responded with comments regarding that the applicant prior to planting landscaping along Hwy 99 will need to obtain an encroachment permit. In addition, CalTrans staff provided drainage comments for the improvement plan stage. The comments are included in the conditions of approval.

Public Notice

This project was advertised in The Appeal Democrat newspaper on March 26, 2016, and mailed to all property owners within 300 feet of the site. To date, no comments have been submitted either against or in support of this project. Any additional written comments received will be handed out at the Planning Commission hearing.

ENVIRONMENTAL REVIEW:

CEQA Categorical Exemption 15303 New Construction of Small Structures and 15332 Infill Development Projects.

RECOMMENDATION:

Staff recommends the Planning Commission approve the Conditional Use Permit 16-2 and Design Review for the 480 square foot drive through coffee kiosk building at 9922 Live Oak Blvd subject to the Findings and Conditions of Approval attached to this staff report.

Attachments:

1. Conditions of Approval
2. Application and Project vicinity map
3. Proposed Site Plan and Elevations

FINDINGS FOR APPROVAL

Per Section 17.35.030 of the Live Oak Municipal Code, at the conclusion of the public hearing for this project, in order to approve the application, or approve it with modifications and/or conditions, the Planning Commission must first make the following findings, based on the information in the record:

- 1. The proposal is consistent with the General Plan.** The proposed use, commercial is consistent with the General Plan land use designation of Downtown Mixed Use.
- 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.** The proposed use is consistent with the size, and associated yards required by the Zoning Ordinance and this Title.
- 3. The streets serving the site are adequate to carry the quantity of traffic generated by the proposed use.** The proposed business is located on Live Oak Blvd (Hwy 99). Traffic will mostly be existing traffic along Live Oak Blvd.
- 4. The site design and the size and design of the building(s) will complement the neighboring facilities.** The proposed building use and architecture is consistent with the adjacent uses and structures within the area.
- 5. The establishment of the 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.** As stated above, the surrounding area includes similar commercial uses and is located on Live Oak Blvd (Hwy 99).

Attachment 1

The Drive through Dutch Brothers Coffee Kiosk Building on 9922 Live Oak Blvd, Assessor's Parcel Number 006-181-037, is approved subject to the following conditions of approval:

Condition	Timing	Responsible Party	Status
1. The Conditional Use Permit approval is valid for two years from the date of Planning Commission approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e)	General Condition	City of Live Oak	
2. The applicant/developer shall revise the proposed two palm trees on the landscape plan to the satisfaction of the planning staff.	Prior to approval of Improvement Plans	Planning	
3. The applicant/developer shall revise the trees along Live Oak Blvd (Hwy 99) to a smaller tree and shift away from the existing storm drain.	Prior to approval of Improvement Plans	Planning	
4. The lighting plan shall include the light pole color; black, bronze, or consistent with existing adjacent light pole color.	Prior to approval of Improvement Plans	Planning	
5. Dutch Bros must obtain a Caltrans Encroachment Permit for the installation of landscape features between the parking lot the existing sidewalk.	Prior to approval of Improvement Plans	CalTrans	
6. The drainage system shall be designed so that the runoff to the State's highway right of way for the 100-year return storm event does not increase should the sites drainage system be overwhelmed.	Prior to approval of Improvement Plans	Engineering/ CalTrans	

Attachment 1

Dutch Brothers Coffee Kiosk Building Conditions of Approval

Page 2

Condition	Timing	Responsible Party	Status
7. The applicant/developer shall provide a set of the final contract plans to the District 3 Hydraulics Branch for review and comment before they go into construction. The final plans should not contain the word "Conceptual" in the title. Final plans should also contain site elevations. Caltrans staff needs to see specific drainage details that show how Dutch Bros intends to connect to the existing 60" RCP storm drain.	Prior to approval of Improvement Plans	Engineering/ CalTrans	
8. The applicant/developer shall record a lot line adjustment as shown on the site plan.	Prior to approval of Building permit	Planning/Engineering	



PLANNING DEPARTMENT
9955 Live Oak Blvd.
Live Oak, CA 95953

Phone: (530) 695-2112 FAX: (530) 695-2595

GENERAL APPLICATION FORM

APPLICANT INFORMATION

Name: Fulton & Associates LLC (*Robert Fulton*) Address: 311 Chico Canyon Road, Chico, CA 95928
Phone 530.990.6228 Fax: N/A E-mail: fultonassociates@gmail.com

PROPERTY OWNER INFORMATION (if different from applicant)

Name Ranjit (*Reggie*) Singh Address: 9970 Live Oak Blvd, Live Oak, CA 95953-2334
Phone 530.695.5100 Fax: N/A E-mail: singhreggie@hotmail.com

REPRESENTATIVE INFORMATION - None

Name: Same as Applicant Address _____
Phone _____ Fax _____ E-mail _____

PROPERTY DESCRIPTION

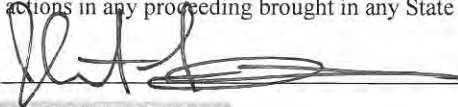
Assessors Parcel No(s) 06-181-037
Address/General Location: Vacant land south of the Live Oak Pharmacy on HW 99
Parcel Size .41 AC Existing General Plan: 2030 General Plan Existing Zoning: C-MU / D

PROJECT DESCRIPTION

Name of Project: Live Oak Dutch Bros
Project Description (Please be complete - use separate sheet if needed): Development and construction of a 480 SF Dutch Bros Coffee drive-through outlet. The project will include all site and building construction related to the kiosk building. Ingress and egress on to HW 99 will access through existing driveways and curb cuts. The project will require a lot line adjustment of the north property line of the parcel. The development and construction of a future building to the north is not part of this application.

APPLICANT CERTIFICATION

I hereby certify that this application and all other documents and maps submitted are true and correct to the best of my knowledge and belief. (If the undersigned is different from the legal property owner, a letter of authorization from the owner must accompany this form.) I agree to indemnify and hold harmless for all costs and expenses, including attorney's fees, incurred by City or held to be a liability of the City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the Applicants' project.

Signature  Date 2/5/16

CITY STAFF USE ONLY

Application Type (fill out all appropriate boxes)

- General Plan Amendment # _____
- Rezoning (Map) # _____
- Rezoning (Text) # _____
- Specific Plan # _____
- Specific Plan Amendment # _____
- Tentative Subdivision Map # _____
- Tentative Parcel Map # _____

- Use Permit (Major) # _____
- Use Permit (Minor) #
- Use Permit (Amend.) # _____
- Variance # _____
- Design Review #
- Env: Neg Dec # _____
- EIR # _____
- Other # _____

Total Fees \$ _____
Receipt # _____

Received By _____ Date _____



ENVIRONMENTAL INFORMATION FORM

(Please be complete – use separate sheet if needed)

GENERAL INFORMATION

Name of project: Live Oak Dutch Bros

Assessor's Parcel No.(s): 06-181-037

Address/location of project: Address TBD - Vacant land south of the Live Oak Pharmacy on HW 99

Applicant/contact name: Fulton & Associates LLC / Robert Fulton Phone # 530.990.6228

Name, address and phone no. of person preparing this form: Robert Fulton, 311 Chico Canyon Road, Chico, CA 95928

PROJECT SITE CHARACTERISTICS

Describe the existing use(s) of the site: The site is flat vacant land fronting HW 99. Currently there are no uses on the site.

Surrounding uses?

North: Future Commercial Development (after lot line adjustment)

South: Commercial Building – The Depot (Owned by the City of Live Oak)

East: HW 99

West: Railroad Right of Way

Describe any known cultural or historical aspects of the site: The site was historically used as a grain storage warehouse and loading facility before being removed and becoming vacant sometime in the late sixties.

Describe any noise sources that now affect the site and the proposed use(s): The railroad and HW 99 are the biggest source of noise. The proposed use does not use an amplified order system but does utilize exterior speakers for music.

Are there any known hazardous materials and/or toxic materials on the site or in the soil or is/was there an underground storage tank? There are no hazardous or toxic materials on site. According to the Phase I Environmental Survey done in 2014, there are no documented UST's on the site.

If "yes" explain _____

Are there any drainage or irrigation canals within 100 feet of the site? No

If "yes" explain _____

PROJECT INFORMATION

Describe the proposed project: Development and construction of a 480 SF Dutch Bros Coffee drive-through outlet. The project will include all site and building construction related to the kiosk building. Ingress and egress on to HW 99 will access through existing driveways and curb cuts. The project will require a lot line adjustment of the north property line of the parcel. The development and construction of a future building to the north is not part of this application.

If project is phased, describe phases: There is no phasing planned for the project, however the building on the future lot to the north will not be developed at this time.

Describe how the following services will be provided:

Electricity: PG&E – Underground from an existing pole adjacent to the site.

Gas: N/A

Telephone: Underground from an existing pole adjacent to the site.

Water: Underground from Elm Street behind the Depot (need utility easement)

Sewer: Underground from Elm Street behind the Depot (need utility easement)

Stormwater Drainage: Piped to large storm line in front of site parallel to HW99

Solid Waste: N/A

How will the project change the pattern, scale or character of the area surrounding the project? It will provide a finished and clean look to an existing dirt lot. The scale is small allowing a visual corridor to the historical downtown.

Will the project result in any new noise source? Yes

If “yes” explain: Small outdoor speaker for music for the walk up patio.

Will the project create any new light sources or significant glare, other than street lighting? Yes

If “yes” explain: There will be low level parking lot lighting and signage on the building.

Will the project produce new sources of dust, ash, smoke, fumes or odor? No

If “yes” explain: _____

Describe any air pollutants, other than vehicle exhaust, which would be generated by this project:

None

Will the project store, use or dispose of any potentially hazardous materials, such as toxic substances, flammables or explosives? No

If “yes” explain: _____

Please describe any other effects of the project that may be of an environmental consequence:

RESIDENTIAL PROJECTS

Total number of lots: _____

Total number of residences: _____ Total acreage: _____

Gross density (units/acre): _____

Number of floors: _____

If multiple-family, number of dwelling units with:

Studio _____ One bedroom _____ Two bedroom _____ Three bedroom _____

Parking:

Number of spaces required: _____

Number of spaces proposed: _____

NON-RESIDENTIAL PROJECTS

Size of addition or new structure(s) in square feet: 480 SF

Maximum building height from average final grade to highest point: 24 feet

Maximum height of other appurtenances (antennas, steeples, etc.): 24 feet (none planned)

Percentage of property covered by buildings: 2.8%

Parking

Number of spaces required: 7

Number of spaces proposed: 16

Total number of employees anticipated: 10 FTE (1 – 4 at one time)

Anticipated hours of operation: 5AM – 10PM Sun – Thurs / 5AM – 11PM Fri/Sat

Anticipated hours of deliveries: TBD (during operating hours)

CERTIFICATION

I hereby certify that the statements and information furnished above are true and correct to the best of my knowledge.

Signature  Date 2/9/16

Name (please print) ROBERT FULTON



AGENT AUTHORIZATION

To the City of Live Oak:

ROBERT FULTON
Agent Name

530.990.6228
Phone Number

311 CHICO CANYON RD.
CHICO, CA 95928
Mailing Address

Fultonassociates@
E-mail gmail.com

is hereby authorized to process this application on my/our property, identified as Sutter County Assessor's Parcel Number(s) 06-181-037

This authorization allows representation for all applications, hearings, appeals, etc. and to sign all documents necessary for said processing, but not including documents(s) relating to record title interest.

Owner(s) of Record (print and sign name):

Ranjit Singh
Print Name

Print Name

Ranjit Singh
Signature

Signature

RANINDER SINGH.
Print Name

Print Name

Raninder Singh
Signature

Signature

THIRD SHOE, INC.
 349 Silver Lake Drive
 Chico, CA 95973
 916-898-0123

ALAN CHAMBERS
 Architect



LIVY AND ASSOCIATES
 CIVIL ENGINEERS
 1580 COLTON AVENUE
 SAN JOSE, CA 95128
 TEL: 408-251-1899

ROGER D. KEY
 Civil Engineer



DUTCH BROS COFFEE
 9922 LIVE OAK HIGHWAY
 LIVE OAK, CA

Date	Description

DUTCH BROS COFFEE

ENLARGED
 SITE PLAN

Project Number: 1315
 Date: 02/29/14
 City: Chico, CA
 County: Colusa Co., CA

DR-1

Scale: 1" = 20'



VICINITY MAP
 N.T.S.

LIVE OAK DUTCH BROS.
 PROPERTY OWNERS
 RANJIT SINGH & RANINDER KAUR SINGH
 BILJIT S. DHANI & SKAJIT K. DHANI

APPLICANT
 FULTON & ASSOCIATES, LLC

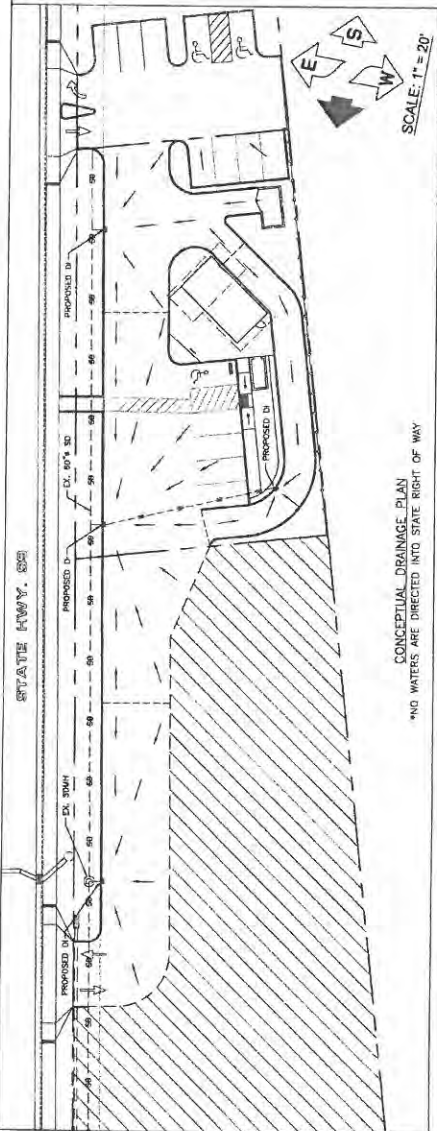
SITE AREA
 17,478 SQ. FT. = 0.401 AC.

REQUIRED VEHICLE PARKING
 480 / 75 = 7 SPACES

PROPOSED VEHICLE PARKING
 8 STANDARD PARKING
 8 DRIVE THRU PARKING
 = 17 TOTAL PARKING SPACES

REQUIRED BICYCLE PARKING
 14 X 3% = 1 BICYCLE

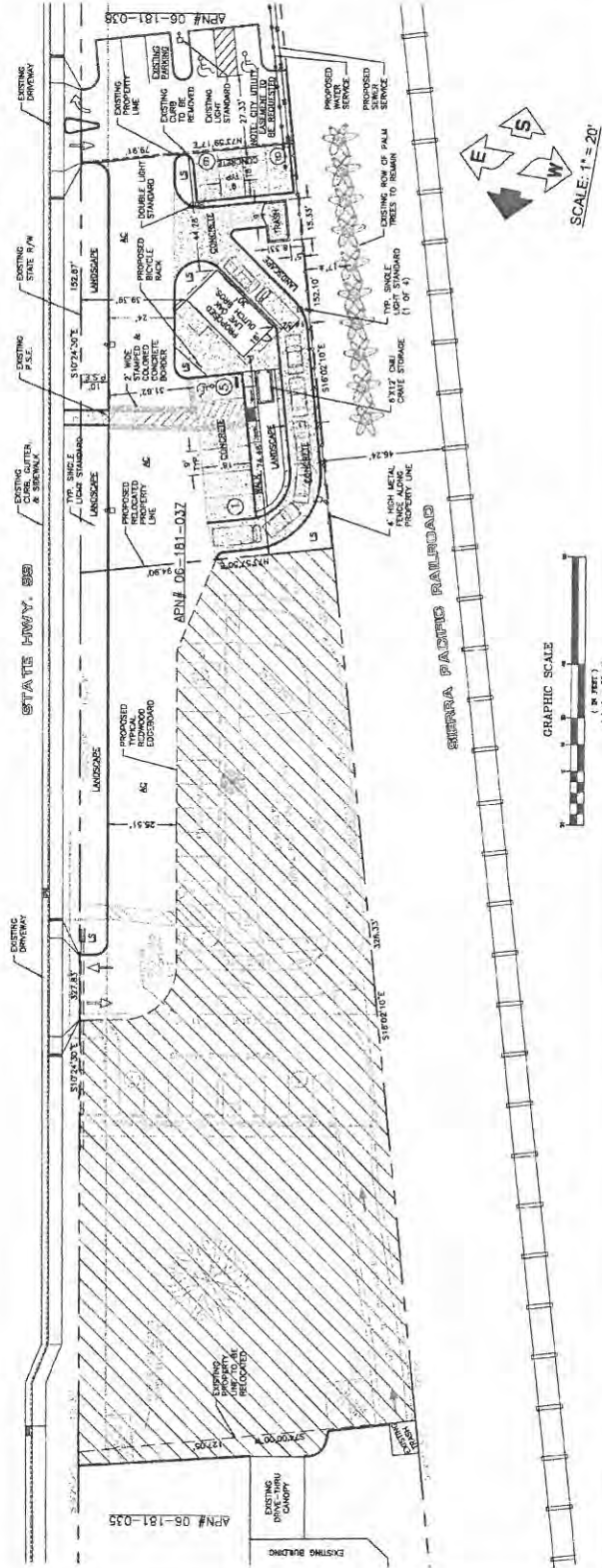
PROPOSED BICYCLE PARKING
 1 LOOP = 2 TOTAL BICYCLES



CONCEPTUAL DRAINAGE PLAN

*NO WATERS ARE DIRECTED INTO STATE RIGHT OF WAY

NOTE: CROSS ACCESS EASEMENTS
 & CROSS PARKING EASEMENTS SHALL
 BE ENTERED INTO & RECORDED



GRAPHIC SCALE
 (1" = 20')

SCALE: 1" = 20'

1" = 20'

THIRD SHOE, INC.
 349 Silver Lake Drive
 Chico, CA 95973
 530-898-0123

ALAN CHAMBERS
 Architect



DUTCH BROS COFFEE
 9922 LIVE OAK HWY
 LIVE OAK, CA

**DUTCH BROS
 COFFEE**

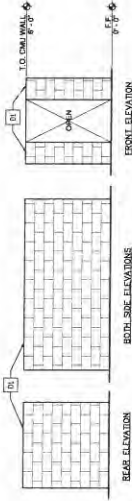
**EXTERIOR
 ELEVATIONS**

Project Number 1321
 Date 02.05/16
 Drawn by KC
 Checked by AC

DR-2

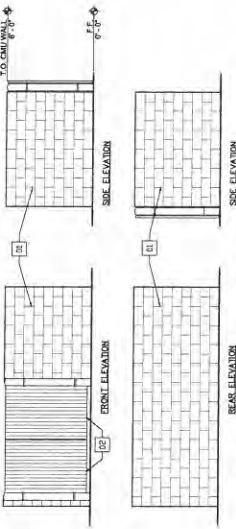
Scale 1/4"=1'

KEY	DESCRIPTION
1	# SPIT SMOOTH FACE CAU WALL COLOR #225 NATURAL GRAY



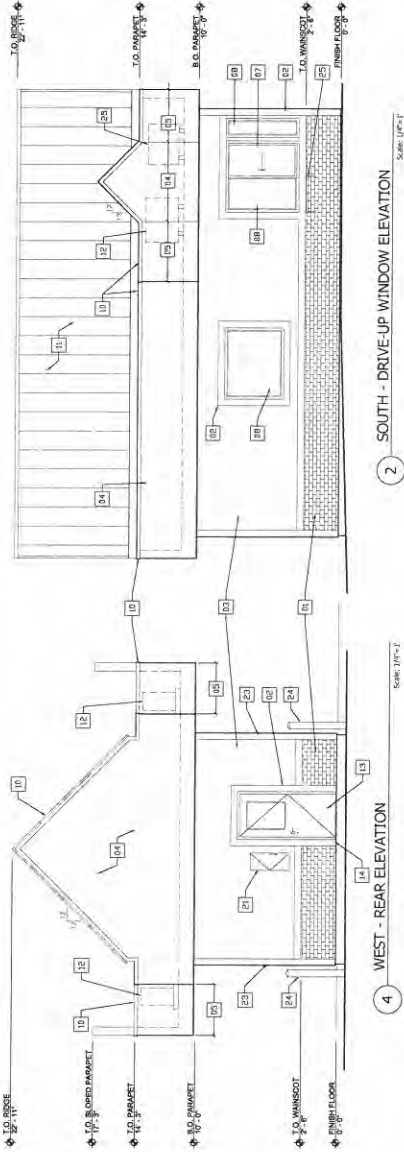
5 CRATE STORAGE ENCLOSURE ELEVATIONS
 Scale: 1/4"=1'

KEY	DESCRIPTION
1	# SPIT SMOOTH FACE CAU WALL COLOR #225 NATURAL GRAY
2	# SPIT SMOOTH FACE CAU WALL COLOR #225 NATURAL GRAY

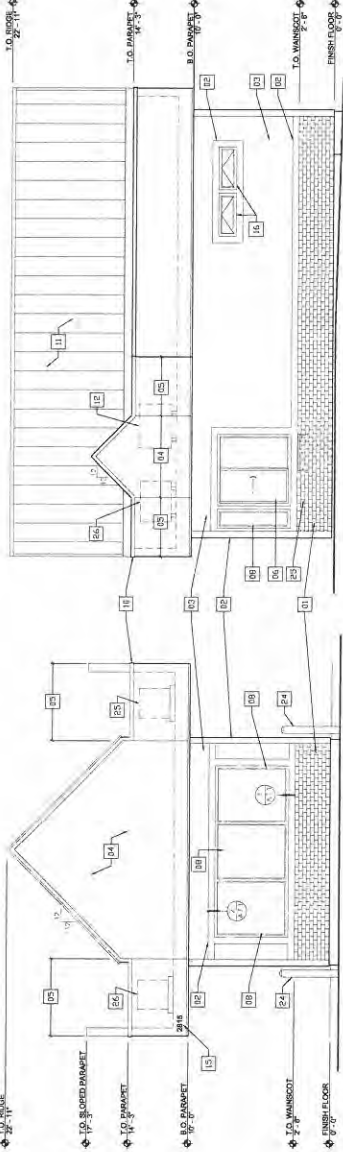


6 TRASH ENCLOSURE ELEVATIONS
 Scale: 1/4"=1'

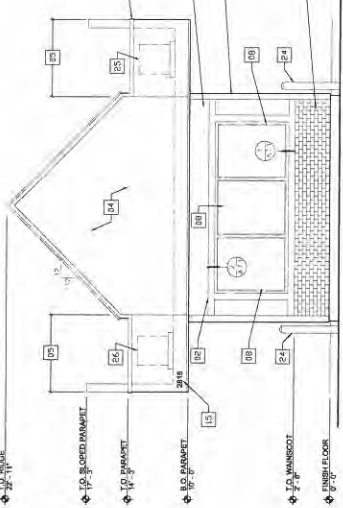
KEY	DESCRIPTION
P1	BRICK WAINSCOT COLOR OLD TOWN RED INC
P2	WOODEN NORMAL THIN BRICK
P3	WOODEN COCKER
P4	WOODEN COCKER
P5	WOODEN COCKER
P6	WOODEN COCKER
P7	WOODEN COCKER
P8	WOODEN COCKER
P9	WOODEN COCKER
P10	WOODEN COCKER
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P98	WOODEN COCKER
P99	WOODEN COCKER
P100	WOODEN COCKER



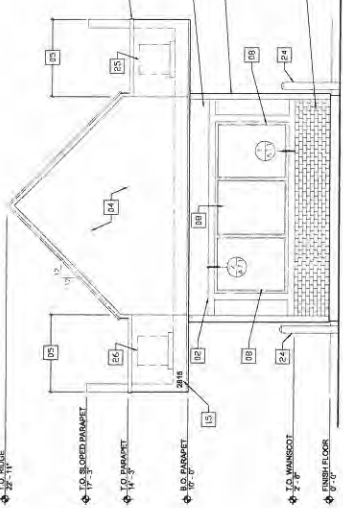
2 SOUTH - DRIVE-UP WINDOW ELEVATION
 Scale: 1/4"=1'



1 NORTH - WALK-UP WINDOW ELEVATION
 Scale: 1/4"=1'



4 WEST - REAR ELEVATION
 Scale: 1/4"=1'

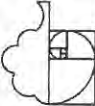


3 EAST - LIVE OAK HWY ELEVATION
 Scale: 1/4"=1'

THIRD SHOE, INC.
349 Silver Lake Drive
Chico, CA 95973
916-898-0123

ALAN CHAMBERS
Architect

THOMAS H. PHELPS
LANDSCAPE ARCHITECTS
1000 E. 9TH AVE.
SUITE 100
CHICO, CA 95926
(916) 898-0123



DUTCH BROS. COFFEE
9922 LIVE OAK HWY
LIVE OAK, CA



PLANTING PLAN

Project Number: 1311
Date: 08/11/98
Drawn by: THP
Checked by: AC
Scale: L-1
Sheet: 1' x 10'

PLANT LEGEND (proprietary plantings)

SYMBOL	PLANT NAME	SIZE	SPACING
(Symbol)	Asar x Franciscan [®] Autumn Blaze [™] - Autumn Blaze Red Maple	3" DB	10' x 10'
(Symbol)	Loquat + French [®] Autumn Blaze [™] - White Gumbo Nighty Standard	2" DB	10' x 10'
(Symbol)	Thorned clematis - Energy labeled tree	2" DB	10' x 10'
(Symbol)	Plantia d'Ardenne - Faith Downy [™] - Trunkless Chinese Pistache	2" DB	10' x 10'
(Symbol)	Various others - Creeping Nettle	Various	Various

PROPAGALS

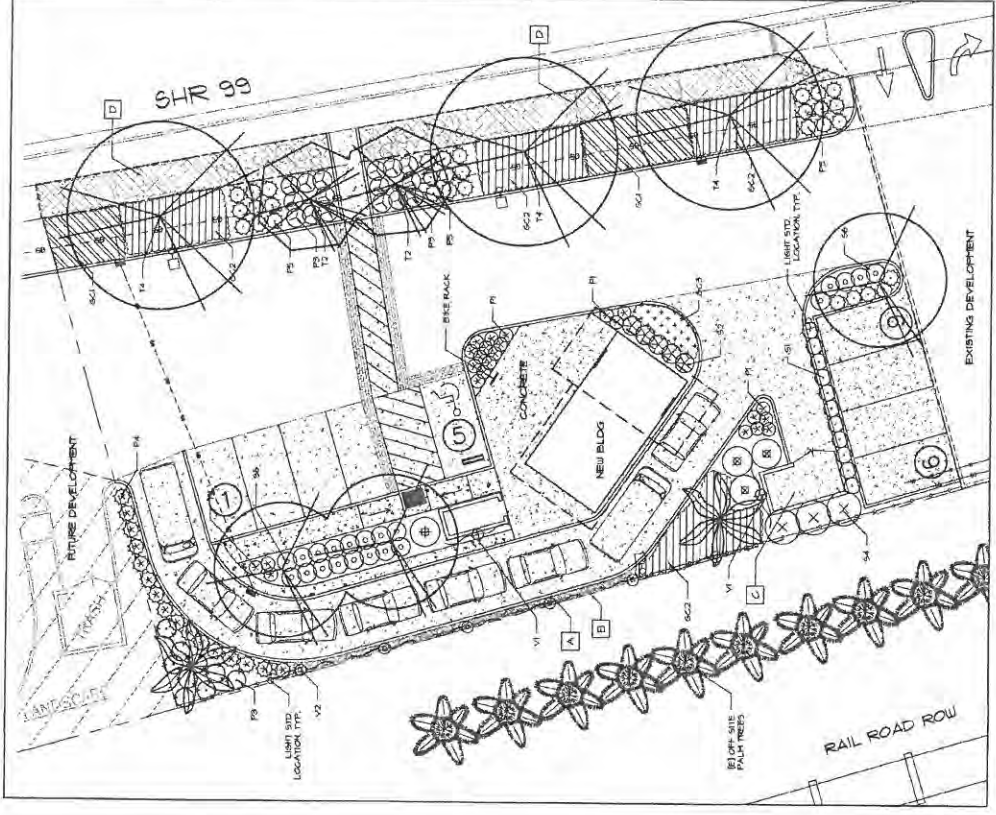
SYMBOL	PLANT NAME	SIZE	SPACING
(Symbol)	Various others - Creeping Nettle	Various	Various
(Symbol)	Various others - Creeping Nettle	Various	Various

GRAVEL COVERS

SYMBOL	DESCRIPTION	SIZE
(Symbol)	Light-colored gravel	1/2" x 3/4"
(Symbol)	Dark-colored gravel	1/2" x 3/4"

NOTES:

- Plantings shall be installed in accordance with the Landscaping Schedule between the property line and the back of curb.
- Install a 24" recycled rubber strip along the property line.
- Approved tree enclosures, curbs, pool equipment, electric transformers, cable boxes, etc., landscaping shall be installed to provide a "visual screen".
- Plantings shall be installed in accordance with the Landscaping Schedule between the property line and the back of curb.
- Plantings shall be installed in accordance with the Landscaping Schedule between the property line and the back of curb.
- Plantings shall be installed in accordance with the Landscaping Schedule between the property line and the back of curb.



NORTH

0' 50' 100'

SCALE: 1" = 50'

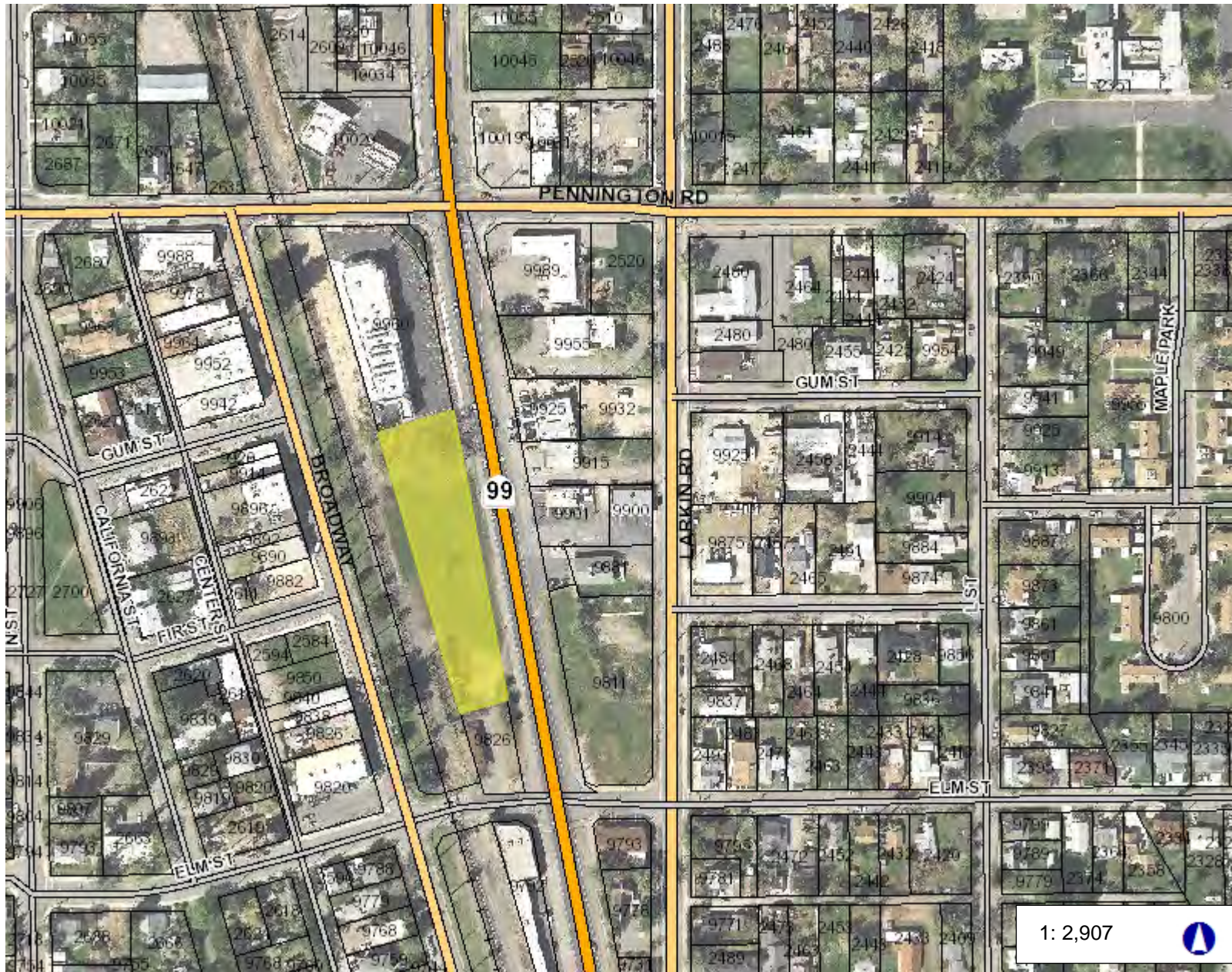
PLANTING PLAN

UNDERGROUND SERVICE ALERT
a service call is toll free
Call: 811

811

THE WORKING DAYS BEFORE YOU DIG

City of Live Oak Dutch Brothers



Legend

- Roads 1k - 10k
 - 1
 - 3
 - 4
 - 5
- Levees 1k - 30k
- Railroads
- Parcels 0k - 5ksym
- Parcels 0k - 5k
- 2008 (.5')
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

1: 2,907



0.1 0 0.05 0.1 Miles