



LAND USE ELEMENT

INTRODUCTION

The Land Use Element summarizes key land use issues for Live Oak, describes existing and planned land uses in the Planning Area, and outlines the goals and policies that will be used to implement the City's development and conservation objectives through the year 2030. New development proposed within the Planning Area is compared to the goals and policies found in the General Plan to determine whether it is consistent with the City's vision.

The Land Use Element has been prepared consistent with Government Code Section 65302(a), describing the distribution and general location and extent of land for several types of uses, including housing, commercial development, public uses, open space, and recreation uses. Also per State law, this Land Use Element establishes allowable densities and intensities for different land uses and identifies areas subject to flooding. The land within the Planning Area is not subject to 200-year flooding as defined by SB 5 and related legislation. A complete discussion and specific areas potentially subject to flooding as identified by the Federal Emergency Management Agency (FEMA) and the California Department of Water Resources (DWR) is provided in Appendix C, "Background Information, SB 5 General Plan Amendment for 200-Year Flood Protection."

Although each element of a general plan is intended to have equal weight and force of law under Government Code, Sections 65300–65303.4, the land use element is often considered the most fundamental chapter of most local general plans, since the establishment of standards for land use and development intensity can have substantial effects on the remaining elements of the plan.

KEY ISSUES

During a series of General Plan Visioning Workshops, residents of Live Oak identified key issues facing the City of Live Oak. The following issues are related to land use:



- ✓ With recent land use change, Live Oak is at risk of becoming a "bedroom community" for distant employment centers like Sacramento, Yuba City, and Chico.
- ✓ The City needs to provide opportunities for economic development in the industrial, agricultural related, professional and service sectors, so that there are jobs within the community for current and future residents.
- ✓ More retail and services for Live Oak residents are needed. Currently, businesses are focused along the State Route (SR) 99 corridor, which is convenient to drivers along SR 99, but not for the community itself.
- ✓ The City needs to provide a variety of housing types to meet the needs of a diverse population.



- ✓ Pedestrian-friendly neighborhood-scale shops and activity centers should be incorporated into residential areas in order to create vibrant neighborhoods.
- ✓ The City should work with property owners on revitalization and reinvestment to create a downtown core area that could serve as the civic and cultural heart of the community.
- ✓ Civic, recreational, and cultural opportunities need to be provided throughout the community.

BACKGROUND AND CONTEXT

The majority of land in Live Oak today is in residential use. Commercial uses are focused along the SR 99 corridor. The historic commercial district is located along Broadway, one block west of SR 99 and just south of Pennington Road. Newer commercial development is located along SR 99 in the northern and southern portions of the city. Small amounts of industrial development exist within the city core and at the southern end of the city, along Larkin Road. The city has parks and a variety of civic land uses (schools, churches, government offices and other public facilities, for example) scattered throughout the community. A small amount of orchards, farmland, open space, and rural residential uses remain within the existing City limits.

 <p>Study Area (highlighted in black)</p>	<p>The General Plan Study Area represents lands that most affect, and are most affected by, the implementation of the General Plan. The Study Area is used merely for the purposes of study and analysis.</p>
 <p>Sphere of Influence (highlighted in black)</p>	<p>The Sphere of Influence (SOI) represents the future probable physical boundary and service area of the City. The SOI identifies future growth areas so that the City may plan for efficient and orderly expansion of public services and facilities.</p>

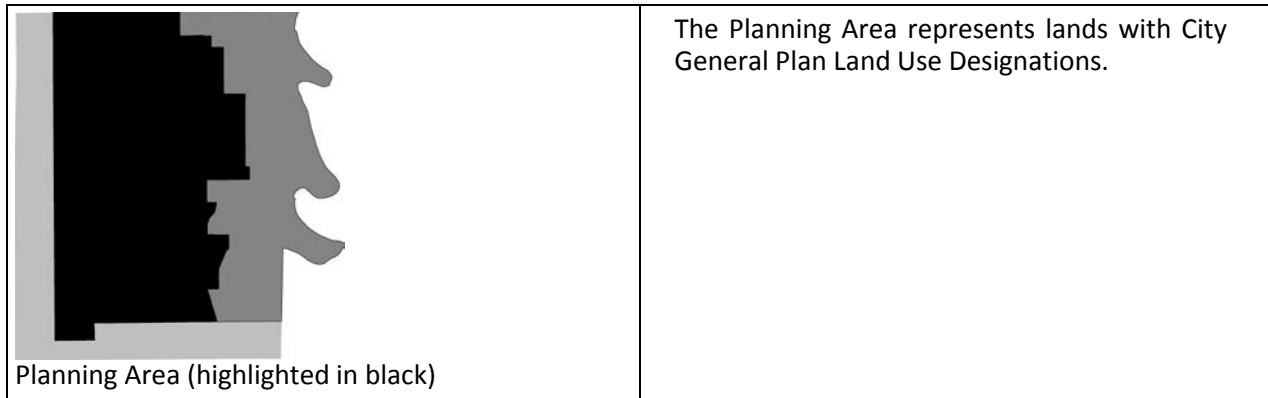


Figure LU-1

Live Oak General Plan Study Area, Sphere of Influence, and Planning Area

The City’s sphere of influence (SOI) is bounded by the Sutter/Butte county line to the north, the Feather River (also the county line) to the east, Paseo Road to the south, and Township Road to the west (see Figure LU-1). The City’s Planning Area includes lands with City land use designations under this General Plan, not including the Urban Reserve Designation. The General Plan Study Area includes lands that most affect, and are most affected by the General Plan. The Study Area includes the existing city and SOI, as well as additional lands to the south of Paseo Road and west of Township Road. The majority of lands outside city limits are orchards, farmland, open space, and rural residential uses.

GENERAL PLAN BUILD-OUT ESTIMATES

This section describes the total estimated number of housing units, commercial square footage, and acres of different land uses at build-out of this General Plan. The City has provided sufficient land to accommodate housing and job growth through 2030, as well as parks, open space, civic uses, and other required elements of a complete community.

The Live Oak Planning Area is estimated to accommodate a total population of between 45,000 and 53,000 at buildout of the General Plan (Table LU-1). If all land uses were fully developed as designated under this General Plan, the City would have between 3 and 3.5 million square feet of building space in Commercial Mixed Use development, between 2.3 and 2.9 million square feet of Downtown Mixed Use development, between 500,000 and 750,000 square feet of Community Commercial development, and 2 to 2.5 million square feet of building space devoted to Employment development. At build-out of the General Plan, Live Oak is estimated to have roughly 160 to 200 acres of parkland, 140 to 180 acres of civic uses, and 60 to 70 acres of open space for buffering between incompatible land uses.

**TABLE LU-1
LAND USE ACREAGES, HOUSING UNITS, AND COMMERCIAL SQUARE FOOTAGE AT 2030 GENERAL PLAN BUILD-OUT**

Designation	Acres	Housing Units	Square Footage
Low-Density Residential	1,610–1,970	5,290–6,460	
Smaller-Lot Residential	1,310–1,610	6,190–7,570	
Medium-Density Residential	160–200	1,200–1,460	
Higher-Density Residential	100–130	1,410–1,720	
Commercial Mixed Use	190–230		3,063,000–3,438,000
Downtown Mixed Use	70–90		2,329,000–2,846,000



Community Commercial	60–70		500,000–750,000
Employment	190–230		2,042,000–2,495,000
Civic	140–180		
Park	160–200		
Buffer	60–70		

The land use designations described in this General Plan are intended to be flexible in order to accommodate changes in trends, demands, and the economy. Although the land use designations provide broad, flexible ranges to suit this purpose, average densities and intensities are the most appropriate method for determining build-out estimates. Actual population, square footage, or number of dwelling units could be lower or higher than these estimates. The averages represent the best possible estimates and are meant to provide guidance to City decision makers for planning purposes, rather than set out mandated policies. Policies covering these topics are presented later within this Land Use Element. It is important to note that although these estimates are based on the best available assumptions, changes in the local economy and demographic trends will ultimately determine actual future development and population. It is possible that these factors could prevent the development of some areas that are slated for future urban development by 2030, as well as result in actual development scenarios that vary from the assumed averages (i.e., housing units within a particular area are developed at either the high or low ends of the density ranges). Because of changing conditions, it may be necessary for the City to periodically amend this General Plan prior to subsequent comprehensive general plan updates. For this reason, the City will continually monitor its progress toward achieving the goals set forth in this General Plan and determine when amendments and updates are necessary.

LAND USE FRAMEWORK

The following sections describe land use within Live Oak’s Planning Area.

LAND USE DISTRIBUTION

The 2030 General Plan envisions the expansion of Live Oak, the revitalization and redevelopment of the existing City, establishing a downtown core area centered on the Pennington Road/Live Oak Boulevard intersection, and the preservation of agricultural lands and other open space around the City. A balance of new growth and revitalization of the existing developed City is crucial for a strong and sustainable economy and high quality of life.

Although downtown revitalization and infill is important to the city’s future, most growth during this General Plan time horizon would occur through new growth on undeveloped lands. New growth areas occur in the northeast, northwest, and southwest quadrants of the Planning Area. New development will provide a diversity of housing choices, retail, commercial and public services, schools, parks, trails, and amenities for new and existing residents.

This General Plan provides large land areas for single-family residences at a variety of densities. The General Plan also provides for other housing types that will be needed to serve local needs, including higher-density housing options. To create complete and vibrant neighborhoods, the City integrates nonresidential uses into each neighborhood, including neighborhood-serving retail and commercial services, and public and civic uses. A variety of parks will meet recreation needs, and a pedestrian/bicycle



network will connect neighborhoods, schools, and commercial areas. Neighborhood-scaled commercial opportunities will be integrated into new neighborhoods, while communitywide and regional commercial and employment uses will be located near SR 99 and other regional transportation corridors.

NEIGHBORHOOD CENTERS AND CIVIC CENTERS

One centerpiece of the 2030 General Plan is the development of “Centers.” This General Plan includes two types of Centers:

- ✓ Neighborhood Center
- ✓ Civic Center

Each Center has a slightly different combination of land uses. Land uses in these Centers are described in more detail in the section “Descriptions of Land Use Designations” below.

The intent of Live Oak’s Centers is to ensure that new neighborhoods have a mix of uses and that higher-activity land uses (such as schools, parks, shopping, civic facilities, and medium- and higher-density housing) are located near the core of each neighborhood. Neighborhood Centers will be designed to be comfortable, convenient, and safe for pedestrians and bicyclists, and located within walking or biking distance of the surrounding neighborhood.

Residential density and nonresidential development intensity will be highest at the core of Centers. Each of the Centers will have one or more important public spaces, such as a town square, park, or plaza. In addition to this central civic feature, Neighborhood Centers could accommodate shops, commercial services, cafés or restaurants, professional offices, civic uses (such as community buildings, post office, police or fire station), and other neighborhood-serving amenities. The number, spacing, high degree of access to and from the surrounding neighborhood, and the number of households around each Neighborhood Center is designed to ensure their economic viability.

ESTABLISHING A DOWNTOWN CORE

The 2030 General Plan envisions revitalization and redevelopment of property in the central portion of Live Oak to create a downtown core. The historic downtown today consists of a three-block-long section with one- and two-story buildings fronting Broadway and the Union Pacific railroad line. These attractive historic buildings are prominently visible from SR 99, which is located just one block to the east. The City envisions establishing a downtown core area centered on the historic downtown, but including many other areas to the north, south, and east, as well. Today, the downtown core area lacks pedestrian amenities that are important to the proper function of this area, such as sidewalks, benches, textured crosswalks, and pedestrian-scale lighting. SR 99 and the Union Pacific railroad line are two physical barriers that divide the community and create safety hazards for people downtown and in surrounding neighborhoods. The community strongly supports redevelopment and revitalization to establish a downtown core area, including public and private investment in buildings, streetscape elements, transportation facilities, and other changes to create a more vibrant downtown (Figure LU-2).



Figure LU-2
Community Workshop Addressing Downtown Live Oak

The City will concentrate its efforts on potential redevelopment sites located within the downtown core area (Figure LU-3). Vacant and underutilized sites in strategic locations will provide opportunities for future housing, retail services, restaurants, parks and entertainment, and civic uses. The strategic selection and development of catalyst sites, as well as public investment in streetscape and infrastructure improvements in the downtown core area, will be intended to leverage private investment in the area.

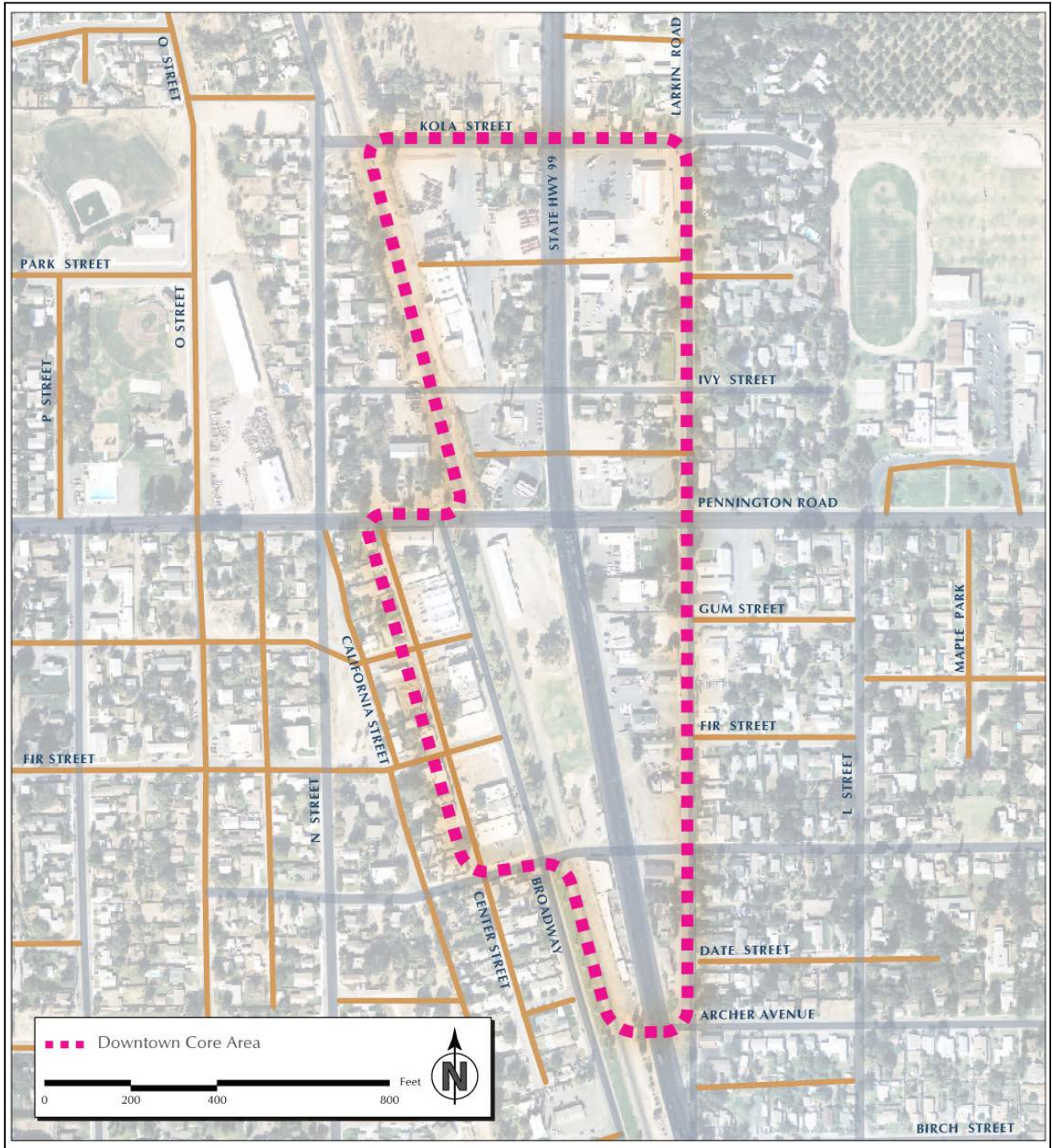


Figure LU-3
Downtown Core Area



LAND USE DESIGNATIONS

The following discussion defines land use designations in Live Oak (Table LU-2), describes the allowable development and density, and illustrates the location of allowable land use within the Live Oak Planning Area.

DESCRIPTIONS OF LAND USE DESIGNATIONS

Following are descriptions of the City’s land use designations. The designations are written to be broad enough to provide the City flexibility in implementation, but clear enough to provide sufficient direction to carry out the General Plan.

Inquiries regarding the development potential of a specific property should be determined by consulting the City’s Zoning Map and Development Code. More than one zoning district may be consistent with a General Plan land use designation. Development of a land use that is not consistent with the following land use designations as specified on the Land Use Diagram would require a General Plan Amendment.

**TABLE LU-2
 LAND USE DESIGNATIONS**

	<p>Low-Density Residential Allows single-family, detached residences, second units, and other compatible uses. This designation applies to many areas throughout the City.</p>
	<p>Smaller-Lot Residential Allows single-family, detached homes, second units, and other compatible land uses. In general, the SLR land use designation occurs in areas immediately surrounding Centers and near the downtown core area, although this land use could occur in other compatible areas within Live Oak.</p>
	<p>Medium-Density Residential Allows small-lot and zero-lot line single-family homes, ‘pull-apart’ style and attached townhomes, garden apartments, and other types of single-family homes and multi-family housing and second units. The MDR designation occurs within Neighborhood and Civic Centers and in and around the downtown core area.</p>
	<p>Higher-Density Residential Allows townhomes and other types of single-family housing, as well as apartments, condominiums, and other types of multi-family housing. This designation occurs within Neighborhood and Civic Centers and within and near the downtown core area.</p>



TABLE LU-2
LAND USE DESIGNATIONS

	<p>Community Commercial Allows retail, various commercial services, restaurant, entertainment, office uses, and other compatible uses. This designation could accommodate regional-serving retail or entertainment centers. Areas designated for this purpose are located near SR 99 corridor and other major transportation routes.</p>
	<p>Commercial Mixed Use Allows commercial retail, service, office, and other compatible uses. Allows higher-density residential uses in a mixed-use setting. Residential use can account for up to 50% of the total building square footage for projects developed on lands with this designation. Ideally, mixed-use projects would integrate the commercial and residential uses in a vertical configuration, where commercial/office uses are on the first floor and residential uses are located on higher floors. Horizontal configurations, where commercial/office and residential uses are located within different buildings on the same property, are also allowed.</p>
	<p>Downtown Mixed Use Allows retail uses, commercial service, office, residential, civic, and other compatible uses. Ideally, projects would combine one or more of the allowed uses in one or more buildings, with retail uses on the ground floor fronting the street, and other uses on upper floors or in areas not fronting the street. Horizontal configurations, where different uses are located within different buildings on the same property, are also allowed. Single-use projects are also allowed.</p>
	<p>Employment Allows professional office, light industrial, industrial, and other job-creating land uses. This land use designation does not allow retail establishments as a primary use. However, secondary retail sales are allowed, so long as the primary land use is allowed under this designation.</p>
	<p>Civic Allows a variety of public facilities, such as schools, child care, agency offices and service centers, health clinics, fire stations, police stations, and infrastructure, as well as places of worship, community halls and centers, and other cultural and civic land uses. These uses would ideally occur within Centers and in and around the downtown core area, where residents of the surrounding neighborhood would have best access. The City will encourage civic uses in these areas, but does not directly control the location of churches, schools, or other similar civic uses.</p>



TABLE LU-2
LAND USE DESIGNATIONS

	<p>Park</p> <p>Allows active and passive parkland, linear parks, and associated recreation facilities and services. Land within this designation may also be used for stormwater management, natural areas, and buffering between incompatible uses. Open field portions of Parks may be designed to be used as stormwater detention basins directly following storm events and for recreation during dry periods. The City and Live Oak Unified School District may share certain parks using a joint-use agreement. Please refer to the Parks and Recreation Element for more information.</p>
	<p>Urban Reserve</p> <p>This area is not anticipated to be developed in the city through build-out of this General Plan. When other planned development areas of the City approach build-out, the City will comprehensively plan the Urban Reserve area.</p>
	<p>Buffers</p> <p>The Buffer land use designation identifies open space areas designed to separate potentially incompatible land uses and activities from SR 99 and the Union Pacific mainline railroad. The City's intent is to set back future residential development from these sources of noise and air pollution. Buffer areas would include landscaping and earthen berms designed for noise attenuation, and could also include other compatible land uses, such as drainage swales, and community gardens.</p>



LAND USE DENSITY AND INTENSITY STANDARDS

California planning law requires that density and intensity standards are presented for each land use designation contained within a general plan. These standards simply describe the desired size of buildings compared to the size of parcels of property.

Residential development is regulated according to density, which is expressed in the number of units per gross acre. Nonresidential development is regulated according to development intensity. For Live Oak, nonresidential development intensity standards use a combination of maximum lot coverage and building height. Lot coverage is a comparison of the square footage of the footprint of proposed buildings and parking areas to the square footage of the property as a whole. For example, if a parcel is 200,000 square feet in area, the proposed building footprint is 120,000 feet, and the proposed parking area is 20,000 square feet, then the lot coverage of the parcel is 70 percent ($120,000 + 20,000 = 140,000$. $140,000$ divided by $200,000 = 0.7$, or 70 percent).

Although this General Plan presents standard for allowable density and development intensity, the actual achievable development density and intensity will be contingent on City's development standards, which establish minimum setbacks, minimum lot sizes, maximum lot coverage, building height, and other requirements.

Allowable density and intensity for each relevant General Plan land use designation is described in Table LU-3.



TABLE LU-3
ALLOWABLE DENSITY AND INTENSITY

Land Use Designation	Residential Density ¹	Nonresidential Intensity ²	
		Maximum Lot Coverage	Maximum Building Height
Low-Density Residential	2 to 6 units per gross acre		
Smaller-Lot Residential	4 to 10 units per gross acre		
Medium-Density Residential	8 to 15 units per gross acre		
Higher-Density Residential	15 to 25 units per acre		
Community Commercial		90%	60 feet
Commercial Mixed Use	Residential allowed (up to 50% of building square footage) and regulated according to intensity (lot coverage and building height) rather than density.	90%	48 feet
Downtown Mixed Use	18 to 25 units per gross acre for residential-only project. Regulated according to intensity (lot coverage and building height) for mixed-use (with residential) projects and nonresidential projects.	100%	72 feet
Employment		90%	72 feet
Civic		90%	48 feet
Park		70%	48 feet

Notes:

- ¹ Gross acreage and net acreage are commonly used measurements of area in planning and zoning. A gross acre is all land (including streets and rights-of-way) designated for a particular use, while net acreage excludes streets, rights-of-way, and other areas not included within lots. Gross acreages are more often used in general plan land use designations, and net acreages are typically used in zoning codes and other types of development standards. This General Plan uses gross acreage to regulate residential density.
- ² In part because nonresidential developments do not usually construct and dedicate internal public streets, the difference between gross and net acreage is not as important for nonresidential development as it is with residential development. The City has included flexible standards for nonresidential development intensity in this table that can be applied before or after public streets or other non-developed areas are considered. The building height standards presented in this table apply to the main portion of the proposed building, and not to antennae, spires, or other similar architectural features or equipment. Please refer to the City's Zoning Ordinance, which provides much more specific guidance on lot size, lot coverage, building height, and other development standards.
- ³ The effective building intensity for Employment-designated areas can vary, depending on the specific uses that are developed. In addition to the standards in this table, the allowable development intensity is contingent on performance of the proposed uses relative to water demand, wastewater demand, drainage, electricity, and other public infrastructure and service characteristics. The allowable intensity, use, and project configuration is also dependent on demonstration of compatibility with surrounding uses relative to light, glare, noise, air pollutant emissions, truck traffic, and other factors. Policies addressing these environmental issues are included in the balance of the General Plan.



OVERLAY DESIGNATIONS

Two overlay designations are used in the 2030 General Plan. These include:

- ✓ Neighborhood Center
- ✓ Civic Center

These Center overlay designations are not, in and of themselves, land use designations. Rather, Centers are a tool to guide the distribution of land uses.

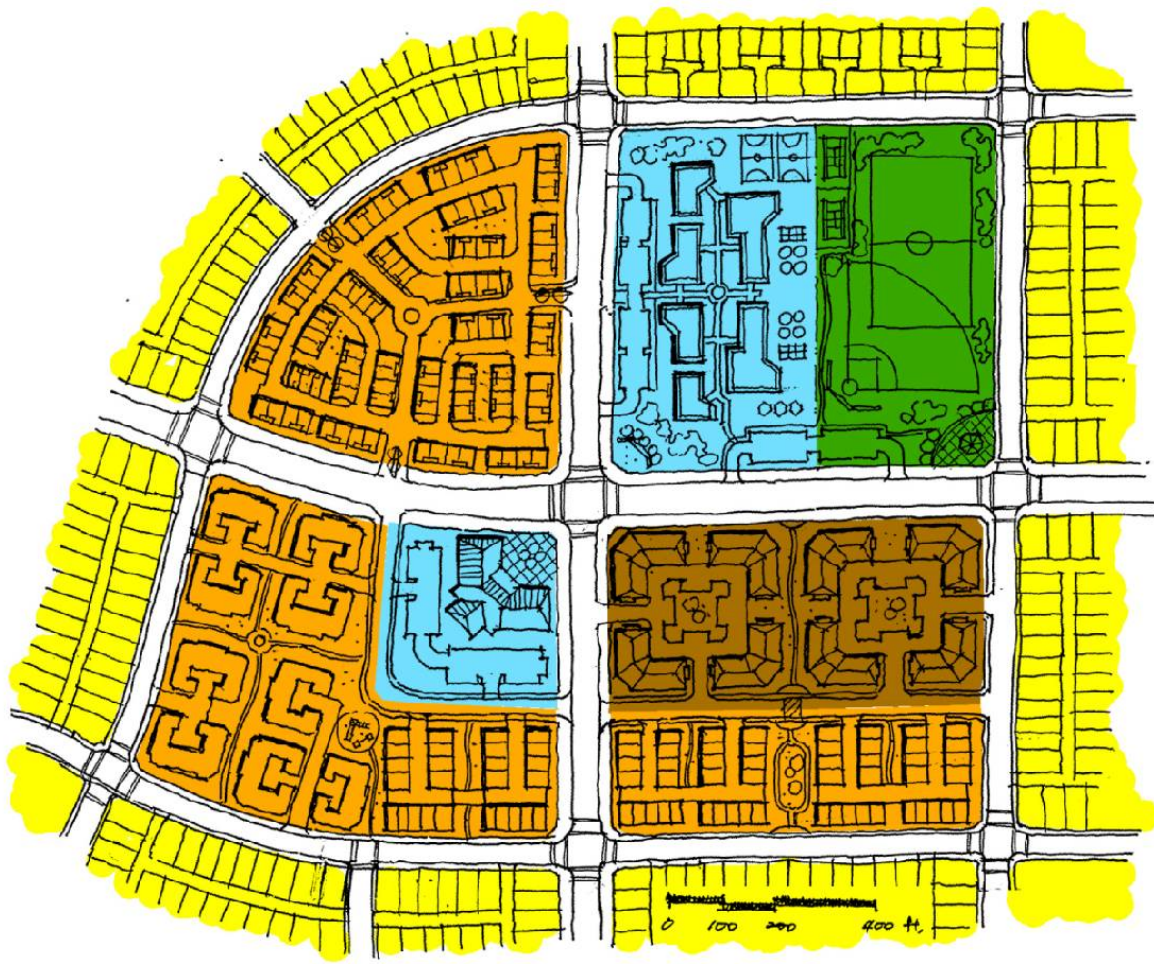
A mix of commercial, residential, and civic land uses will be provided within Centers, with a focus on “higher-activity land uses” (Table LU-3). Higher-activity land uses are described throughout the General Plan. They include small parks, shops and offices, schools, civic uses, and medium- and higher-density housing.¹

The City requires these higher-activity land uses to be provided within Centers in the amounts specified below, but provides great flexibility as to the exact arrangement and location of these land uses. Each Center is shown graphically on the Land Use Diagram as having a 1/8th-mile radius, representing a total land area of roughly 31 acres. Center land uses are to be provided on the parcel or parcels identified in the Land Use Diagram, but can be anywhere within 1/4th mile of the middle of the Center, as shown on the Land Use Diagram. The underlying land use for parcels with a Center is Small Lot Residential. Therefore, areas in and around the Centers that are not developed with one of the specified higher-activity Center land uses shall be developed with uses consistent with the Small Lot Residential land use designation.

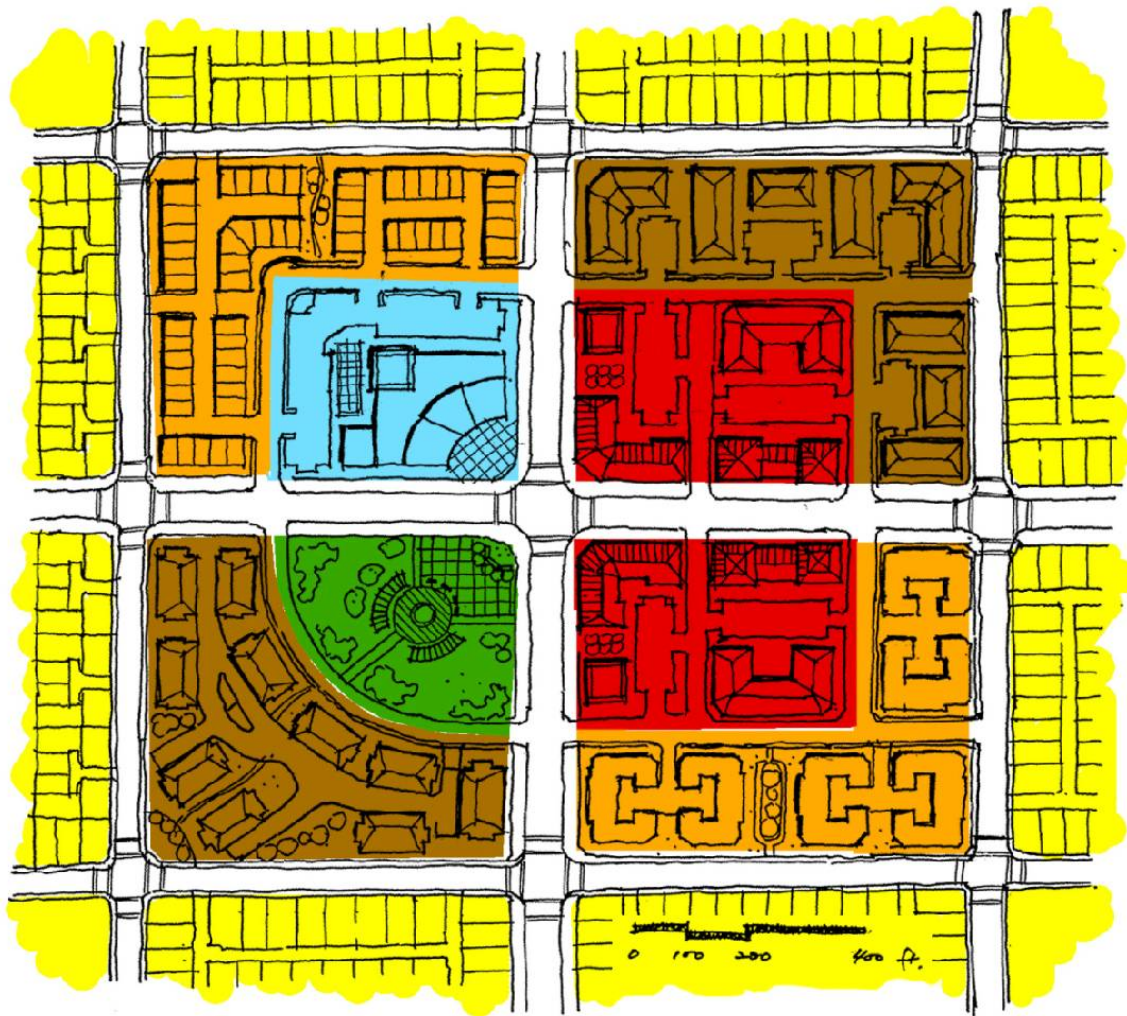
The design of the Centers is not specifically prescribed by the General Plan, but guidance is provided in this Land Use Element, the Community Character Element, and the Circulation Element. Example layouts for these Centers are illustrated conceptually in Figure LU-4. Applicants for projects that include a Neighborhood or Civic Center will simply submit proposed maps or development plans showing compliance with the flexible land use allotments presented in Table LU-4. There are a wide variety of feasible layouts for Centers that would be consistent with General Plan policy.

Civic Centers are designed to accommodate a joint-use park adjacent to a public school. The City, however, does not control the location of schools. Rather, the General Plan provides for viable locations for schools in areas central to surrounding new neighborhoods, and where the City will ensure high-quality pedestrian and bicycle connections. Development of Civic Centers requires coordination between the City and the Live Oak Unified School District (the District). At the time development is proposed, the City will offer the school site to the District. The District can require the site be set aside for future school development by a specified date, or can identify other locations nearby that will be used instead. If the schools sites identified in the Civic Centers are not required by the District, then uses consistent with the underlying Small Lot Residential land use designation would be allowed.

¹ As noted throughout this General Plan, the City does not directly control the location of schools, but has nonetheless provided for potential school sites of appropriate sizes and in appropriate locations.



Example Civic Center



Example Neighborhood Center

LEGEND


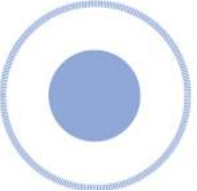
LAND USE DESIGNATIONS

- Smaller Lot Residential (4-10 units per acre)
- Medium-Density Residential (8-15 units per acre)
- Higher-Density Residential (12-25 units per acre)
- Neighborhood Commercial Mixed Use
- Civic
- Park
- Reserve



**Figure LU-4
Example Layouts for Centers**

TABLE LU-4
NEIGHBORHOOD CENTER AND CIVIC CENTER LAND USES

Center	Intent	Allowable Land Uses	Allowable acreage
Neighborhood Center 	Accommodate businesses, civic institutions, and service organizations providing for daily needs of nearby residents, as well as higher- and medium-density housing options.	Commercial Mixed-Use	3 to 7 acres
		Higher-Density Residential	2 separate areas of between 5 and 7 acres each
		Park	2 to 3 acres
		Civic	1 to 3 acres
		Medium-Density Residential	10 to 15 acres
Civic Center 	Establish an identifiable neighborhood core focused around civic uses, including a school, park, and other public services, such as fire station, library, or post office. If the school district chooses not to locate a school within the Center, the required school acreage will be developed as Small-Lot Residential. The Center would still provide a Neighborhood Park, even without school development. Accommodate higher- and medium-density housing.	Higher-Density Residential	5 to 7 acres
		Civic	1 to 2 acres
		Civic/Park (joint-use school and neighborhood park)	10–12 acres
		Medium-Density Residential	10 to 15 acres

LAND USE DIAGRAM

The Land Use Diagram (Figure LU-5) visually represents the general location, distribution, and extent of land uses through build-out of the 2030 General Plan. The diagram identifies the distribution of residential, commercial, industrial, civic, park, agricultural, and other open space uses within the City and the Planning Area. While this information is useful for determining the future development patterns and infrastructure needs of the City, the Land Use Diagram is general in nature, providing a somewhat conceptual representation of the future distribution of land uses. The Diagram will be used and interpreted in combination with the narrative policies and other information presented throughout the General Plan in making decisions on land use change.

JOBS AND HOUSING

As stated at the beginning of this Element, one of the key land use issues facing Live Oak is the need to create employment opportunities for residents. The City would like to match the number and types of jobs available in the community with the size and skills of Live Oak’s labor force.

There are many benefits to having a balance between local jobs and housing. Matching jobs and housing, as described in this General Plan, will provide a vibrant local economy, sustainable fiscal



conditions for City finances, and improved quality of life for local residents by reducing commuting time, traffic congestion, and air pollution, among other benefits.

Providing jobs along with residential growth does not guarantee that all residents will chose to work within Live Oak. Nevertheless, the City wants to provide for this opportunity, and will encourage employment growth with residential growth, to the extent market conditions allow, increasing the likelihood that more residents will work locally.

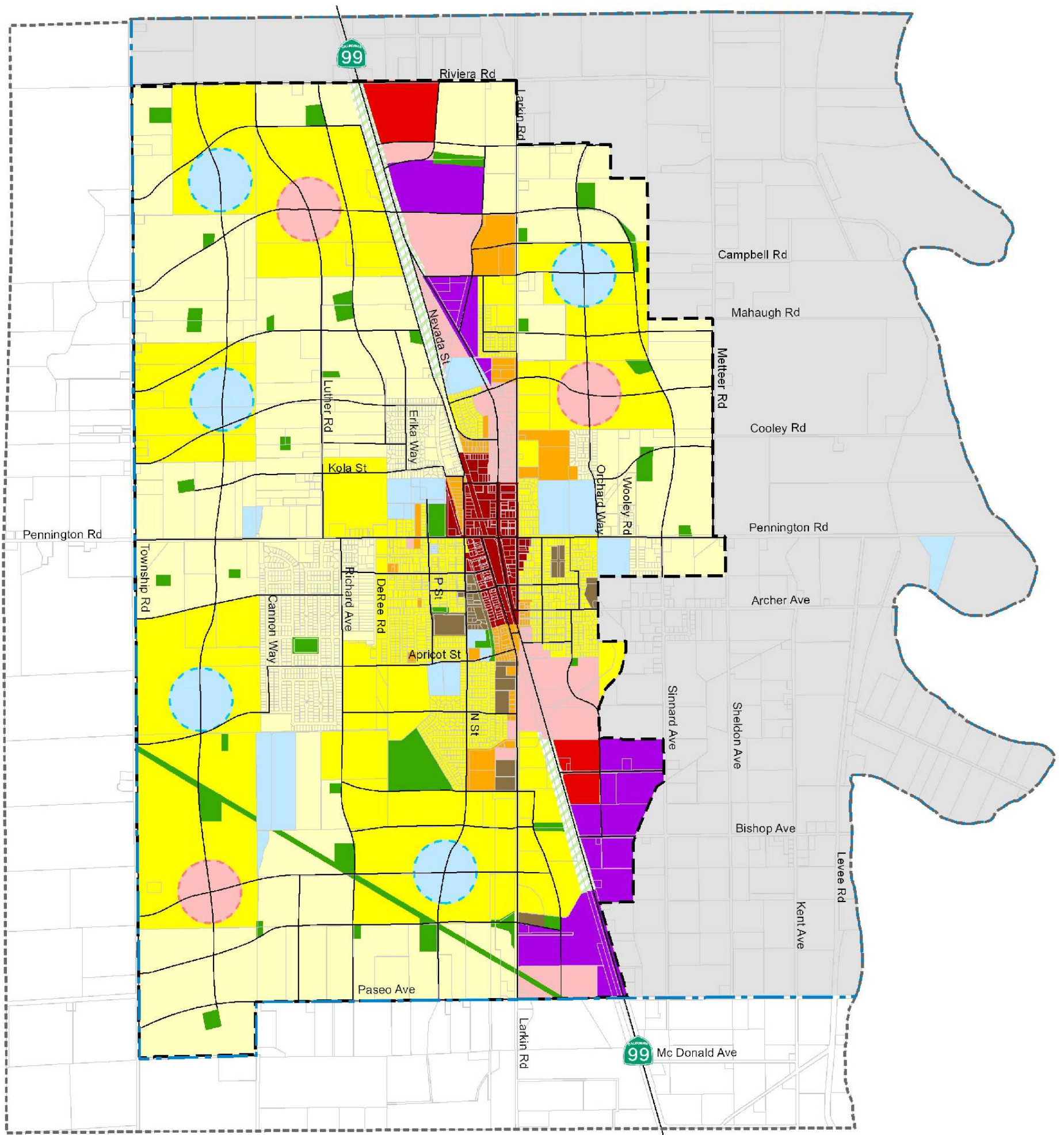
Many communities establish a numeric goal for jobs-housing balance. Sometimes the target is one job for every employed resident. Since different cities have different labor-force participation rates, this theoretical jobs-housing balance would vary. This target could also change over time, especially in a community expected to grow as much as Live Oak.

Many other communities construct a jobs-housing goal based on the number of jobs-to-housing units. Some cities target one job for each housing unit, while communities on the metropolitan fringe, such as Live Oak, set lower goals under the assumption that they will continue to be bedroom communities in the future. Even so, the tools available to the City through state planning and zoning law do not allow for precise targeting and administration of a numeric jobs-to-housing match.

ESTIMATES OF JOBS AND HOUSING AT BUILD-OUT

The City could have as many as 17,000 to 21,000 housing units at full build-out of the General Plan. Full build-out could add roughly 15,000 to 18,000 housing units between the present and 2030. The Land Use Diagram provides various employment development opportunities in the Civic, Community Commercial, Commercial Mixed Use, Downtown Mixed Use, and Employment land use designations located throughout the Planning Area. Sufficient land is provided for the City to achieve an approximately one-to-one relationship between new houses and new jobs.

In 1999, the city was estimated to have approximately 1,000 jobs and 2,800 housing units. Live Oak's jobs-to-housing ratio was approximately 0.5. Sutter County's jobs-to-housing ratio in 1999 was also 0.5, while Yuba City's was higher—roughly 1.14 jobs per housing unit. The General Plan seeks to improve the City's jobs-housing balance through a diversity of employment options.



LEGEND

Boundaries

- Study Area
- Planning Area
- Sphere of Influence
- Parcels
- Roads

Land Use Designations

- Low-Density Residential
- Smaller-Lot Residential
- Medium-Density Residential
- Higher-Density Residential
- Commercial Mixed Use
- Downtown Mixed Use
- Community Commercial
- Park
- Civic
- Employment
- Urban Reserve
- Buffer

- Neighborhood Center
- Civic Center



**Figure LU-5
Land Use Diagram**



Source: Sutter County Assessor's Office, Live Oak GIS, Adapted by EDAW 2009



Employment estimates vary depending on the type of land use and the intensity of site development. For example, large-scale retail and industrial development tend to have lower employment densities, while office uses generally have higher employment densities.

Following are estimates of the jobs that could be added locally through build-out of the General Plan. These estimates are based on development of both greenfield and infill sites between the present and 2030. The actual numbers of jobs produced depends on the types of businesses or agencies that locate in the City, the intensity of this development, and employment densities (Table LU-5).

TABLE LU-5
NEW EMPLOYMENT DEVELOPMENT

Land Use	New Jobs (Estimated Range)	
	Commercial Mixed Use	4,700
Downtown Mixed Use	860	1,100
Community Commercial	1,100	1,500
Employment	6,500	8,000
Civic	250	300
Total	13,700	16,800

CITY'S INTENT FOR JOBS AND HOUSING RELATIONSHIP

Live Oak does not have a numeric jobs-housing target. Rather, the City's *qualitative* goal is to manage growth in a way that matches the types of jobs likely to be available with the skills and interests of the labor force.

The City will provide opportunities for development of housing that is priced, sized, and located to serve the needs of local employers and employees. The City will provide for varied housing opportunities for the sorts of workers that industries of the future will require. The City will encourage a diversity of local housing stock appropriate for local jobs and incomes, rather than housing built strictly for employees working elsewhere. Where possible, the City will manage growth so that residential and job growth occurs together, providing a better match between the number of employed residents with the number of local jobs as the City builds out.

The City's jobs-housing goals will require proactive monitoring by the City and updates to the Housing Element, as necessary, to ensure this consistency. The City will make revisions to the Land Use Diagram and zoning, as necessary, during build-out to improve the match.

The City will encourage employment development strategically, through coordinated use of:

- ✓ regulations (and policies);
- ✓ acquisition of property and investment in public infrastructure;
- ✓ fee programs and public facility financing; and,
- ✓ subsidies for job-creating projects.



As the City's residential population grows, retail and services will be developed to serve local needs. Although these uses will provide jobs, the City cannot rely on service sector job growth exclusively. To adequately provide for the local workforce, the City will need to target and attract local industries that *export* products and services. The City, through its economic development strategy (see the Economic Development Element), will identify and target employers that could thrive, based on Live Oak's locational advantages, such as:

- ✓ the rich agricultural lands that surround the city;
- ✓ the proximity to open space and recreational areas; and,
- ✓ the city's proximity to SR 99 and the Union Pacific mainline, among other emerging advantages.

The City will identify nascent industries that could create, or be tied in with, new clusters of economic activity.² The City will encourage complete and intensive development of the areas designated as Employment on the Land Use Diagram at relatively high development intensities (larger buildings developed relative to parcels). The City will also help existing export businesses to expand within Live Oak. Please refer to the Economic Development Element for more information.

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

The goals and policies found in this section address the arrangement, orientation, and management of land use change through buildout of the Live Oak General Plan in 2030.

Goal LU-1.	Ensure orderly growth that provides homes and jobs for future residents.
Policy LU-1.1	New development shall be phased and financed consistent with the City's master infrastructure plans, capital fee programs, and operations and maintenance financing programs.
Policy LU-1.2	The City will favor single annexation proposals involving relatively large land areas that can be developed in a coordinated fashion.
Policy LU-1.3	Incremental, multiple annexations involving smaller areas of land will not be prohibited, although in such cases, the City will encourage that adjacent properties be annexed concurrently through collaboration with other property owners.
Policy LU-1.4	Lands within Centers should be developed in a coordinated fashion where multiple landowners are involved, wherever possible.
Policy LU-1.5	Development shall not occur within the Urban Reserve area until the City conducts a comprehensive planning and environmental review.

² "Nascent" industries are those that might have a small presence but could expand in the future. "Clusters" of economic activity are related industries that can tend to co-locate.



Policy LU-1.6 New development requiring annexation shall provide for ongoing operational funding of public services and facilities through participation in a community facility district or similar funding mechanism, as directed by the City.

Implementation Program LU-1.1

The City's zoning, subdivision, and other aspects of the City's Municipal Code will be revised following this General Plan update. As a part of these revisions, the City will specify the process for development of the Neighborhood Centers and Civic Centers (Centers). The City will create two or more zoning districts for Neighborhood Centers and Civic Centers. Projects within properties that have a Center will be required to show the required range of land uses on submitted plans and/or proposed subdivision maps. Uses consistent with the Small Lot Residential land use designation are allowed for land not covered by the specified Center land uses. Consultation with the Live Oak Unified School District will also be required during the entitlement process for Civic Centers, which are identified as locations for joint-use schools and neighborhood parks.

Goal LU-2. Make improvements to existing developed areas as the city grows.

Policy LU-2.1 The City will encourage the redevelopment of vacant and underutilized properties within the City.

Policy LU-2.2 The City will encourage infill development, which is defined as development that has access to water and wastewater infrastructure in adjacent existing streets, by:

- ✓ analyzing infrastructure deficiencies in the existing City;
- ✓ identifying infrastructure investment priorities needed to encourage reinvestment in the existing city;
- ✓ coordinating infill infrastructure priorities with redevelopment planning and capital improvements planning; and,
- ✓ exploring opportunities to provide incentives for infill development, such as lower impact fees.

Implementation Program LU-2.1

The City will maintain water, wastewater, and drainage master plans that identify and prioritize infrastructure improvements to the City. The City will incorporate improvements to existing City infrastructure in capital improvements planning, consistent with these master plans. The City also will identify federal, state, and regional grant and loan programs for infrastructure improvements in the existing developed City.

Implementation Program LU-2.2

The City will update development impact fees, following the adoption of the 2030 General Plan update. The fees developed as a part of this update will take into account existing infrastructure availability. Infill development will have lower fees, where it is shown to have lower costs. Infill



development is defined as development that has access to water and wastewater infrastructure in adjacent existing streets.

- Goal LU-3. Provide a full-service community with a variety of employment, shopping, services, housing, and recreational opportunities.**
- Policy LU-3.1 The City will encourage existing businesses to expand and new businesses to locate in Live Oak that provide high-quality employment opportunities for residents.
- Policy LU-3.2 The City will encourage a wide range of employment-generating land uses, such as business parks, office complexes, and other types of commercial, retail, and industrial facilities, to encourage the creation of jobs in the service, industrial, and professional sectors.
- Policy LU-3.3 New residential development shall provide for a broad range of housing types, including multi-family housing, attached single-family housing, small-lot single family detached housing, and larger-lot single-family detached housing in order to meet the needs of a diverse labor force and to improve the City's ability to attract future employers.
- Policy LU-3.4 A variety of housing sizes targeting different income and age groups should be encouraged in each neighborhood.
- Policy LU-3.5 Developments in areas designated for single-family development should provide a variety of lot sizes, while still accommodating production home development.
- Policy LU-3.6 Development in the downtown core area and in Neighborhood Centers should include a mix of office, retail, and commercial and public services.
- Policy LU-3.7 Light industrial developments, office parks, research and development flex-space, and other employment-generating uses should be developed along the SR 99 corridor, the Union Pacific railroad line, or other major transportation corridors.
- Policy LU-3.8 Community- and regional-serving commercial development should occur in proximity to the SR 99 corridor and other major transportation corridors.

Implementation Program LU-3.1

The City has provided adequate lands in the 2030 General Plan for Employment development during this General Plan time horizon. The City, however, will monitor build-out of areas designated for commercial and employment development during this General Plan time horizon. Should additional land be required to meet the needs of future employers in Live Oak, the City will consider designating lands in the Urban Reserve area for Employment use, subject to City-initiated planning and environmental analysis and mitigation.



Implementation Program LU-3.2

Following the 2030 General Plan update, the City will comprehensively update the Zoning Code. The Code will be revised to ensure consistency with the Land Use Element's land use designations, the Community Character and Design Element's aesthetic policies, as well as the balance of the General Plan. As a part of these revisions, the City will provide land with zoning, as needed, to comply with lower-income regional housing allocations from the Sacramento Area Council of Governments and pursuant to state housing law.

- Goal LU-4. Revitalize downtown with a variety of options for residents and visitors to gather, shop, eat, work, live, obtain commercial and public services, and recreate.**
- Policy LU-4.1 The City will encourage mixed-use development in the downtown core area, with design elements intended to provide a comfortable and safe pedestrian environment.
- Policy LU-4.2 The City will encourage and provide incentives for redevelopment of the downtown core area with high-activity uses such as retail, public services, parks, professional offices, and high-density residential development.
- Policy LU-4.3 The City will encourage the development of visitor-oriented uses downtown that are also attractive to residents. These uses should be visible and easily accessible to visitors and residents alike.
- Policy LU-4.4 To extent feasible, the City will provide on-street parking to serve the needs of downtown establishments and will minimize off-street parking requirements for downtown core area businesses and new high-density housing.
- Policy LU-4.5 The City will construct its new administrative facilities in the downtown core area, and other public agencies should construct any new administrative facilities in the downtown core area or in Centers.
- Policy LU-4.6 The City will encourage affordable housing development around the downtown core area and in Centers, where people without a car can access services.

Implementation Program LU-4.1

The City's water, wastewater, and drainage master plans will provide for infrastructure improvements designed to induce redevelopment in the downtown core area. The City will incorporate downtown infrastructure in capital improvements planning. The City will identify federal, state, and regional grant and loan programs for design, planning, and implementation of the City's polices for downtown core area redevelopment and revitalization, including infrastructure improvements. The City will consult with Sacramento Area Council of Governments to identify priority transit projects that serve development downtown.



Implementation Program LU-4.2

The City will update the Zoning Code comprehensively following the 2030 General Plan update. As a part of these revisions, the City will identify flexibility in development standards in the downtown core area needed to encourage full redevelopment of targeted revitalization areas. For example, the City will reduce or eliminate off-street parking requirements, open-space requirements, off-street loading area requirements, and also will eliminate minimum parcel sizes and make other changes that may be needed to induce downtown development.

Goal LU-5. Establish environmentally and economically sustainable land-use patterns.

Policy LU-5.1 Neighborhood Centers and Civic Centers will include higher-activity land uses, such as neighborhood retail and commercial services, offices, parks, civic buildings, schools, and higher-density housing, in order to accommodate walking, bicycling, and viable transit provision.

Policy LU-5.2 The City will promote redevelopment of already-developed areas, such as downtown and properties along SR 99, where there is existing infrastructure, and where development can be accommodated without losing agricultural land to urban use.

Policy LU-5.3 New developments shall be designed to be compact and make efficient use of land in order to reduce up-front and ongoing infrastructure and service costs, minimize environmental impacts, and enhance the livability of the community. This may include, but will not necessarily be limited to:

- ✓ The amount of land required to meet parking, internal circulation, and delivery/loading needs should be minimized.
- ✓ Land uses with different parking needs at different times of day should locate close to one another in Neighborhood Centers to reduce land used for parking.
- ✓ Two-story construction of public and private buildings, including schools, and smaller, neighborhood-oriented school sites should be encouraged, where feasible.
- ✓ Buildings in new developments should be built close to the sidewalk and front property line, where feasible.
- ✓ New development shall contribute toward meeting areawide drainage needs in public rights-of-way and neighborhood and community parks, to reduce the amount of land that must be devoted to stormwater management.
- ✓ New development (public and private) should use Low Impact Development stormwater management methods, so that less land is needed for drainage conveyance and detention.



- ✓ The City will promote joint-use of lands and facilities for multiple public purposes, to promote land efficiency, including joint-use of drainage corridors for linear parkland, joint-use of neighborhood parks and libraries for school and community use, joint-use of land and facilities for law enforcement/fire/civic uses, and other joint-use opportunities, as feasible.

Policy LU-5.4 Commercial or industrial uses that create noise, air pollution, or other substantial impacts for existing or planned residential uses shall be located, buffered, or otherwise designed to minimize such impacts.

Policy LU-5.5 New residential projects near the Union Pacific railroad line and SR 99 will provide buffering and/or other mitigation from these rights-of-way, to avoid adverse air quality, noise, and aesthetic issues.

Policy LU-5.6 New residential development proposed adjacent to cultivated agricultural lands outside the City's Sphere of Influence shall provide buffers to reduce potential conflicts. The width of such buffers will be determined on a case-by-case basis, considering prevailing winds, crop types, agricultural practices, and other relevant factors. Buffers should be designed to minimize adverse dust, spraying, and noise impacts to newly established residents near ongoing agricultural operations and to avoid nuisance complaints from these newly established residents against farmers in the area. The width of public rights-of-way, drainages, and easements may count as part of the buffer. Within agricultural buffer areas, allowed land uses include drainage swales, trails, other infrastructure, community gardens, landscaped areas, linear parks, roads, and other uses that would be compatible with ongoing agricultural operations (Figure LU-6).

Implementation Program LU-5.1

Following adoption of the 2030 General Plan, the City will adopt changes to Municipal Code and Public Works Improvements Standards to accommodate more efficient use of land, consistent with the General Plan. For example, the City may revise the portion of the Municipal Code on Park Land Dedications/Fees to account for joint-use of parks for school and drainage. School impact fees and drainage impact fees should account for the cost savings related to joint-use of public lands and facilities, to the extent that these joint-use opportunities are realized.

Implementation Program LU-5.2

The City will update development impact fees following the 2030 General Plan update. As a part of this update, the City will ensure that compact development has lower fees where it is shown to have lower costs.

Implementation Program LU-5.3

The Planning Department will consult with Sutter County to determine the specific application of the City's agricultural buffer policy. The City will consider developing an ordinance to apply

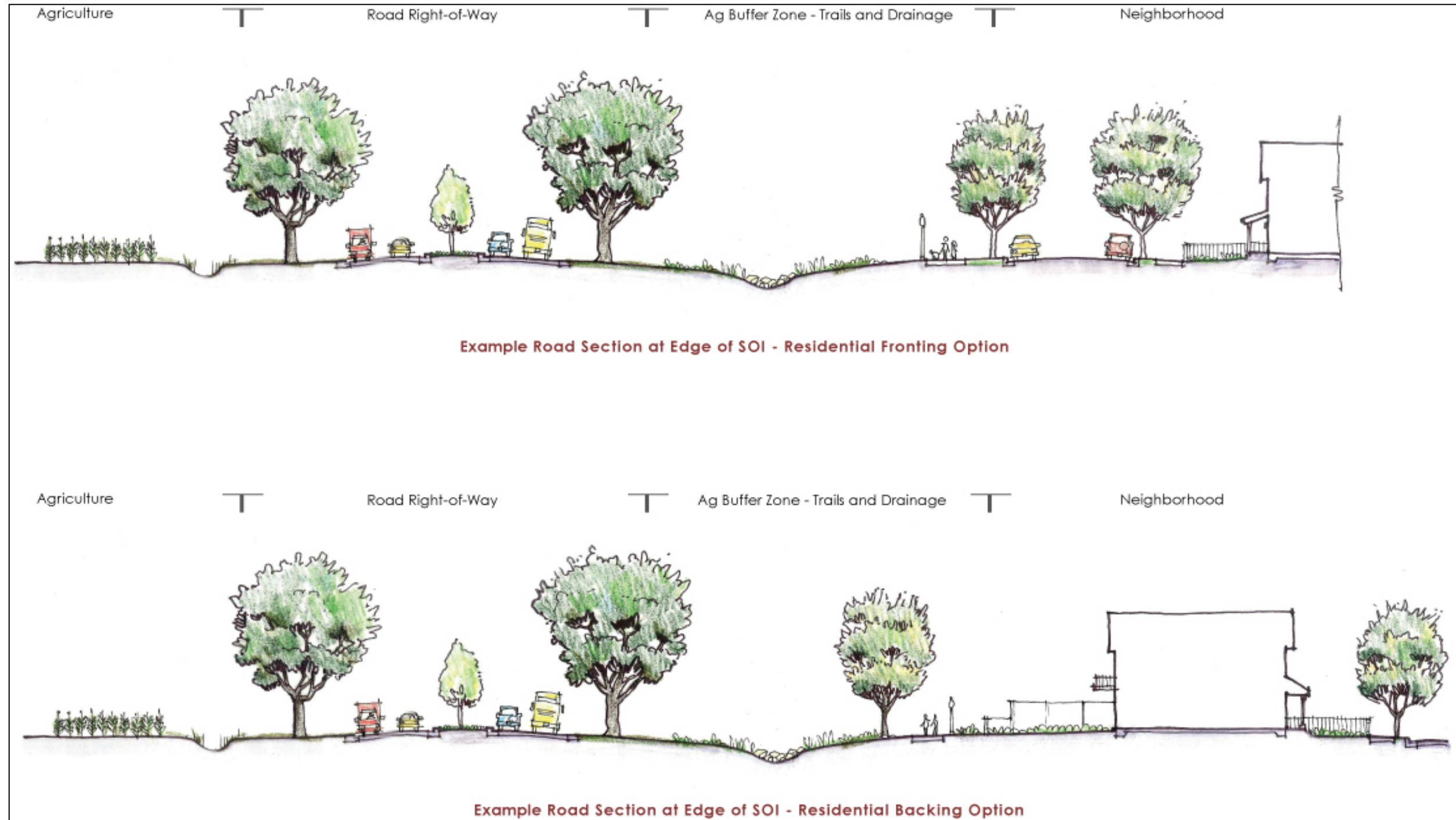


this policy in areas adjacent to long-term ongoing agricultural operations in the County unincorporated area.

REFERENCES

California Department of Finance. 2000 (April 1). Demographics Unit, Table 2: E-5 City/County Population and Housing Estimates, 4/1/2000 Benchmark.

California Department of Finance. 2008 (January 1). Demographics Unit, Table 2: E-5 City/County Population and Housing Estimates.



Source: Mogavero Notestine Associates, 2007.

Figure LU-6
Example Agricultural Buffer at the SOI Edge with Roadway