



Joint Study Session of the Live Oak Planning Commission and City Council
Live Oak Council Chambers
9955 Live Oak Blvd., Live Oak, CA 95953

The Council may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on this agenda. Members of the public may comment on any item on the agenda at the time that it is taken up by the Council. Requests to speak on the item should be made to the Mayor at the time an item is discussed. We ask that members of the public come forward to be recognized by the Mayor and keep their remarks brief. Absent permission from the Mayor, comments will be limited to three (3) minutes.

City Council

Mayor – Gary A. Baland
Vice Mayor – Steve Alvarado
Council Member – Rob Klotz
Council Member – Felicity Clark
Council Member – Diane Hodges

Planning Commission

Chair - Jerry Stewart
Vice-Chair – Perminder Bains
Commissioner – Joe Griffin
Commissioner – Robert Norton
Commissioner – Tim Hermansen
Commissioner – Jason Banks

March 1, 2011 6:30 PM – Or upon adjournment of Council Study Session

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. REPORTS AND MISCELLANEOUS**
 - 1. Design Review
- D. ADJOURNMENT**



DATE: March 1, 2011

TO: Mayor and Members of the City Council
Chairman and Members of the Planning Commission

FROM: Denis Cook, City Planner

SUBJECT: Draft citywide Design Guidelines (copy attached).

RECOMMENDATION: No action is requested as it is a study session only.

FISCAL IMPACTS: None

BACKGROUND:

As part of the process to implement the new Live Oak General Plan, new stormwater, water and wastewater master plans have been adopted, a new zoning code was recently adopted, a new subdivision ordinance is presently being prepared and citywide building and site design guidelines are now drafted. This study session is intended to present to the Council and Commission the draft Live Oak Design Guidelines.

STAFF COMMENTS:

PMC is a planning consulting firm that was recently contracted with to prepare the draft Design Guidelines. The primary PMC staff person that is developing the document, Mark Brodeur, has previously prepared design guidelines for many California cities and is highly respected for his work.

These design guidelines will cover all types of development including residential, commercial and industrial, as well as a special section that specifically addresses downtown Live Oak. Previously the City has had a fairly extensive design review process, but we have never had guidelines to follow. Each individual project review was done by the Planning Commission or staff without the benefit of having any guidelines to refer too. With the new Zoning Regulations and in other City documents we now have good development standards, i.e. parking, landscaping, lighting, signage, etc., but have never had standards for design quality.

In many cities "design review" has a bad reputation as being very cumbersome, adding time to an already long project entitlement process, and being arbitrary, as design review can be very subjective. We have made every effort to remedy those concerns. From a project processing standpoint many design review programs in other cities involve special review committees and a

separate public hearing process. The process proposed in the City of Live Oak Design Guidelines is to incorporate design review into our existing entitlement process. The new Zoning Regulations provides for many development proposals to be reviewed by staff only as part of the building permit process. In those cases design review is incorporated into the staff review process. If the Zoning Regulations require a project to be decided by the Planning Commission, design review is incorporated into the Planning Commission's review process.

No theme is proposed. Some cities propose themes, such as focusing on a western look, a Nordic look, a tropical look, Tahoe look, etc. We have not done that. These design guidelines focus on good design. That is, trying to incorporate basic design principles that typically dictate good design, but allow freedom of building style and look. There are also no color standards, or standards for types of trees (like no palm trees), etc.

Respectfully Submitted



Denis Cook
City Planner