



Commissioner Christine Alcocer

Commissioner Jeremy Chapdelaine

Commissioner Tyler Eccles

Commissioner Aaron Eller

Commissioner Malcolm Weston

Commissioner Donald Albers

Commissioner Ranjit Davit

April 4, 2017 7:00 PM

A. CALL TO ORDER

B. ROLL CALL

Commissioners Albers, Alcocer, Chapdelaine, Eccles, Eller, Davit, and Weston

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 October 4, 2016, regular meeting and February 7, 2017 regular meeting

F. NEW BUSINESS

1. Oath of Office – New Commissioners
2. Planning Commission Training
3. Appoint a Planning Commission Chair
4. Appoint a Planning Commission Vice-Chair
5. Appoint a member of the Live Oak Planning Commission to sit on the Sutter County Planning Commission

G. PUBLIC HEARING

None

H. 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

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**LIVE OAK PLANNING COMMISSION MINUTES
REGULAR MEETING OF OCTOBER 4, 2016
City Hall – 9955 Live Oak Boulevard, Live Oak, CA 7:00 PM**

A. CALL TO ORDER

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

B. ROLL CALL

Commissioners Weston, Eller, Albers, Alcocer, Repka, and Chair Bains were present. Commissioner Norton was absent.

C. PLEDGE OF ALLEGIANCE

Commissioner Albers led the Pledge of Allegiance

D. APPEARANCE OF INTERESTED CITIZENS

No one came forward

E. APPROVAL OF MINUTES

1. The minutes of September 6, 2016 regular meeting were approved

Commissioner Albers motioned to approve.
Commissioner Weston seconded the motion

AYES: 6

NOES: 0

PUBLIC HEARING

Item #1: A Three-Year Extension of Tentative Subdivision, Live Oak Ranch II, Map Extension Request No. 16-16

Staff gave the staff report and recommended a 3-year extension of the Subdivision Map, noting that this request was the last one available to the applicant.

Commissioner Weston, requested a clarification of the proposed subdivision.

Staff responded showing the map and relation to the existing built subdivisions.

Commissioner Weston asked if the larger parcel still included a storm detention pond.

Staff stated yes, that nothing had been requested to be revised, the storm water detention pond would still be included.

Commissioner Weston asked staff what the storm retention pond was sized for? 10 year? 25 year storm?

Staff stated that they did not know as the detention pond would need to be built to be consistent with the City Improvement Plans. Staff asked the engineer for the next project on the agenda if he knew the current detention pond storm year?

Sikh Temple engineer stated he believed it was the 25 year storm requirement.

Commissioner Repka stated he forwarded some questions to staff prior to the meeting

What "traffic control" is proposed for Pennington Rd? stop sign? Signal? Traffic study completed?

Staff stated that the City Engineer, Scott Rolls e-mailed to Planning Staff The "traffic control" improvements recommended in the CIRCULATION STUDY AND TRAFFIC IMPACT FEE ASSESSMENT were mostly completed with the Garden Glen improvements. They were included in Improvement NT-9 in the study:

Exclusive through and right turn lanes will not be possible until additional right-of-way is acquired on the west side of Luther Road.

Are the growth projections and planned water storage still accurate?

Staff read the City Engineers response: Yes. Actual construction cost of the tank was \$2,305,590.01 rather than the \$2,000,000.00 originally estimated.

Does this width fit with the new pedestrian and biking plan?

Staff read the City Engineer's response,... Yes.

Commissioner Repka stated he was satisfied with the responses to his questions.

Chair Bains asked if there were any other questions or discussion? No one spoke.

Commissioner Repka motioned to approve the 3-year map extension.

Commissioner Alcocer seconded the motion.

AYES: 6

NOES: 0

Item #2 Conditional Use Permit Amendment No. 16-17 for the Sikh Temple

Staff gave the staff report stating that the height and square footage of the originally approved Sikh Temple had been reduced.

The Sikh Temple applicant, went over the revisions.

The Public Hearing was opened by Chair Bains.

No one from the public came forward.

The Public Hearing was closed.

Commissioner Albers asked when the Temple was going to be built?

The applicant stated that they were securing more funds, but as soon as possible.

Commissioner Weston motioned to approve the Sikh Temple CUP amendment as presented by staff.

Commissioner Albers seconded the motion.

AYES: 6

NOES: 0

Meeting adjourned at 8:00pm.



Commissioner Perminder Bains, Chair

Commissioner Christine Alcocer

Commissioner Donald Albers

Commissioner Aaron Eller

Commissioner Malcolm Weston

February 7, 2017

A. CALL TO ORDER

The meeting was called to order at 7:01 pm by Commissioner Albers.

B. ROLL CALL

Commissioners Albers, Weston, Eller, and Alcocer were present.
Chair Bains was absent.

C. PLEDGE OF ALLEGIANCE

Commissioner Eller led the Pledge of Allegiance.

D. APPEARANCE OF INTERESTED CITIZENS*

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None.

E. APPROVAL OF MINUTES

1. Approval of Minutes from September 6, 2016, regular meeting.
Staff explained that the September 6, 2016 meeting minutes were already approved at the Oct. 19, 2016 meeting and that this item was placed on the agenda in error. The October 19, 2016 will be brought to the Commission for review and approval at the next meeting.

F. PUBLIC HEARING

2. **Amendment of the Live Oak General Plan Safety Element in Accordance with Senate Bill 5 and Assembly Bill 162, 200-Year Floodplain Requirements;** Adopt the Resolution approving General Plan Amendments to modify existing and incorporate new goals, policies, and implementation measures related to 200-year flood risk and protection to comply with state law requirements.

Staff presented a brief report on the required changes made to the City's General Plan mandated by Senate Bill 5. Staff recommended that the Planning Commission consider the proposed changes and recommend approval to the City Council.

Commissioner Weston found the document very interesting and easy to follow. He feels the changes are very timely and will continue to keep the City prepared in case of severe weather.

Commissioner Eller had a clarifying question regarding one of the revised maps in the General Plan.

Matt Hertel, from the consulting firm AECOM, explained the changes made to the General Plan and included maps.

Commissioner Albers motioned to recommend the City Council adopt the Resolution approving the General Plan Amendments required by SB 5.

SECOND: Commissioner Eller

AYES: Eller, Alcocer, Weston, Albers

NOES: None

3. **Tentative Subdivision Map Extension No. 17-1**; Approve a 3-year extension request to February 2, 2020 of Tentative Subdivision Map Extension Request No. 17-1, subject to the required Findings and report Conditions of Approval.

Staff provided a brief staff report and presentation regarding the requested extension for the Tentative Subdivision Map. Staff explained this is the final extension that can be granted for this map and if approved the Tentative Subdivision Map will be valid until February 2020.

Commissioner Watson asked clarifying questions regarding the size of the parcel. He also stated that he would like to see the maps labeled more clearly in the future. He had no concerns with granting the extension.

Commissioner Albers had a question about the allowable and proposed housing type for the project. Staff explained that the subdivision is proposed as single family homes.

Commissioner Watson motioned to approve the Tentative Subdivision Map Extension No. 17-01.

SECOND: Commissioner Alcocer

AYES: Alcocer, Weston, Albers

NOES: None

Abstain: Eller

G. ADJOURNMENT

The meeting was adjourned at 7:36 p.m. by Commissioner Albers.

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