



LIVE OAK PLANNING COMMISSION

REGULAR MEETING AGENDA MAY 19, 2026 6:00 PM

MEETING LOCATION
LIVE OAK COUNCIL CHAMBERS
9955 LIVE OAK BOULEVARD
LIVE OAK, CALIFORNIA 95953

MEMBERS OF THE COMMISSION

JERRY STEWART, CHAIR
MIKE TUMAN, VICE CHAIR
MATT CASHMAN, COMMISSIONER
ALAN DEALA, COMMISSIONER
CHRIS SCHMIDL, COMMISSIONER
MICHELLE SERPA, COMMISSIONER
LIZ SKUTLEY, COMMISSIONER

JASPREET KAUR,
COMMUNITY AND ECONOMIC DEVELOPMENT
DIRECTOR

The Commission may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on this agenda. Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection at City Hall, 9955 Live Oak Boulevard, Live Oak, during normal business hours. Such documents are also available on the City of Live Oak's website at www.liveoakcity.org, subject to staff's availability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifications or accommodations to participate in this meeting, please contact the City Clerk's office at (530) 695-2112 x107. Requests must be made at least 24 hours in advance.

Public Participation Options:

- **Public Comment:** Members of the public can submit general public comments, as well as comment on specific agenda items in the following ways:
 - **Public Attendance:** Members of the public who attend in person may make comments from the Council Chamber podium.
 - **Email Public Comment:** Comments from the public on agenda items will be accepted until 1:00 pm on the date of the meeting, via email to the Community and Economic Development Director at jkaur@liveoakcity.org. Comments will be distributed to Commission prior to the meeting and reflected in the meeting minutes. Please note that emailed comments will NOT be read aloud during the meeting unless an approved accommodations request has been granted.
 - **eComment Feature:** Comments from the public on agenda items will be accepted until 1:00 pm on the date of the meeting, via the eComment feature at https://liveoakca.granicus.com/ViewPublisher.php?view_id=1. Comments will be distributed to Commission prior to the meeting and reflected in the meeting minutes. Please note that eComments will NOT be read aloud during the meeting unless an approved accommodations request has been granted.
- **Remote Participation – Viewing Only - No Public Participation via Remote:**
 - The meeting will be livestreamed for public viewing, but not participation, as follows:

- *Granicus livestream:* https://liveoakca.granicus.com/ViewPublisher.php?view_id=1.
- *Zoom livestream:*
 - ***Join by Electronic Device:***
<https://us02web.zoom.us/j/83693647350>
 - ***Join by Phone:***
1-669-900-6833 or 1-833-548-0282 (Toll Free)
Webinar ID: 836 9364 7350

AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CORRECTIONS AND/OR CHANGES TO THE AGENDA

PRESENTATIONS

PUBLIC COMMENT

Any person wishing to address the Commission on general jurisdictional matters or consent calendar items may do so at this time. If you are commenting on an agenda item, your comments will be heard at the time that item is scheduled for discussion. When recognized by the Commission Chair, please come to the podium and state your name and address for the record. Comments will be limited to three minutes per person unless the Chair specifically grants further time. The Brown Act does not allow for Commission discussion of items not on the agenda. Commissioners may only a) refer the matter to staff; b) ask for additional information; c) request a report back; or d) provide a limited factual response for items not listed on the agenda.

CONSENT ITEMS

Consent Calendar is passed by one motion with exceptions and separate votes as noted.

1. Draft Minutes - Planning Commission Meeting Minutes – March 3, 2026
Recommendation: Approve the March 3, 2026, Planning Commission Regular Meeting minutes.
(Nurkamal Nagra, Planning Intern)

BUSINESS ITEMS

2. Pennington Ranch Phase Five Tentative Subdivision Map Time Extension
Recommendation: Adopt a resolution approving a five-year extension of time to Pennington Ranch Phase Five Tentative Subdivision Map pursuant to Live Oak Municipal Code Section 16.14.130(2), resulting in a new expiration date of September 17, 2031.
(Benjamin Moody, City Manager)

PUBLIC HEARING

3. Consider Recommending City Council Adoption of the 6th Cycle Housing Element Update
Recommendation: Conduct a Public Hearing, and upon close of the public hearing, adopt a resolution recommending the Live Oak City Council adopt a Resolution to approve the amended City of Live Oak 6th Cycle (2021-2029) Housing Element Update and determine the Housing Element is categorically exempt from environmental review under California Environmental Quality Act, Section 15061(b)(3), Common Sense Exemption.
(Jaspreet Kaur, Community and Economic Development Director)

ITEMS REMOVED FROM THE CONSENT AGENDA FOR COMMISSIONER CONSIDERATION AND ACTION

UPDATES AND ANNOUNCEMENTS FROM THE DIRECTOR

COMMISSIONER REPORTS/COMMENTS/REQUESTS

ADJOURNMENT