



PLANNING COMMISSION

AGENDA

TUESDAY, JUNE 20, 2017

REGULAR MEETING – 7:30 PM

COUNCIL CHAMBERS
3575 PACIFIC AVENUE
LIVERMORE, CA 94550

PLANNING COMMISSION

Bryan Fagundes, Chairperson
Erik Bjorklund, Vice Chairperson
Gina Bonanno, Commissioner
Loretta Kaskey, Commissioner
Neal Pann, Commissioner

HOW TO PARTICIPATE IN YOUR PLANNING COMMISSION MEETING - You can participate in the meeting in a number of ways:

Speaker Cards - If you wish to address the Planning Commission, you must complete a speaker card for each item about which you want to speak. The speaker card box is located in the Council Chambers lobby. Place your speaker card in this box behind the tab that corresponds to the agenda item number. Staff will collect the cards for each item immediately before the item is to be considered and gives the speaker cards to the Chair. The Chair will call speakers to the public lectern. No cards will be accepted once the presentation on that item has commenced.

Citizens Forum is an opportunity for the public to speak regarding items not listed on the agenda. Speakers are limited to a maximum of three minutes per person. The Chair may reduce the amount of time based on the number of persons wishing to speak. You should be aware that the Planning Commission is prohibited by State law from taking action on any items that are not listed on the agenda. However, if your item requires action, the Planning Commission may place it on a future agenda or direct staff to work with you and/or report to the Planning Commission on the issue.

Public Hearings - The topic of the hearing is typically summarized by staff, followed by questions from the Planning Commission and a presentation by the applicant. The Chair will then open the hearing to the public and offer an opportunity for public comments. You may take a maximum of three minutes to make your comments. The Chair may reduce the amount of time based on the number of people wishing to speak.

Other Agenda Items are also open for public input including *Consent Calendar* or *Matters for Consideration* items. These comments are also subject to the three minute limit.

Written Materials may be submitted by the public. If you wish your materials to be sent to the Planning Commission prior to the Planning Commission meeting, they must be submitted to the Planning Department no later than noon on the Thursday prior to the Tuesday meeting. Those items will be copied and sent to the Planning Commission with the agenda packet. Materials submitted after noon on Thursday will be copied and given to the Planning Commission the night of the meeting; however, it is unlikely that the Planning Commission will be able to read the materials before the start of the meeting. Therefore, it is suggested that you give a verbal summary of your materials at the meeting.

The **Planning Commission Agenda and Staff Reports** are prepared by City staff and are available for public review on the Friday evening prior to the Planning Commission meeting in the Civic Center Library, 1188 South Livermore Avenue, Livermore and on the City's website <http://www.cityoflivermore.net>. The Agenda and staff reports are available for review at the Council Chambers lobby prior to the meeting.

Under Government Code §54957.5, any **supplemental material** distributed to the members of the Planning Commission after the posting of this agenda will be available for public review in the City of Livermore Planning Department, 1052 South Livermore Avenue, Livermore, and on the City's website <http://www.cityoflivermore.net>. If supplemental materials are made available to the members of the Planning Commission at the meeting, a copy will be available for public review at the Council Chambers, 3575 Pacific Avenue, Livermore.

PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (CODIFIED AT 42 UNITED STATES CODE SECTION 12101 AND 28 CODE OF FEDERAL REGULATIONS PART 35), AND SECTION 504 OF THE REHABILITATION ACT OF 1973, THE CITY OF LIVERMORE DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, NATIONAL ORIGIN, ANCESTRY, SEX, DISABILITY, AGE OR SEXUAL ORIENTATION IN THE PROVISION OF ANY SERVICES, PROGRAMS, OR ACTIVITIES. TO ARRANGE AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING, PLEASE CALL (925) 960-4590 (VOICE) OR (925) 960-4104 (TDD) AT LEAST 72 HOURS IN ADVANCE OF THE MEETING.



PLANNING COMMISSION AGENDA

TUESDAY, JUNE 20, 2017

REGULAR MEETING – 7:30 PM

COUNCIL CHAMBERS
3575 PACIFIC AVENUE
LIVERMORE, CA 94550

1. CALL TO ORDER 7:30 PM

1.01 Roll Call
Bryan Fagundes, Chairperson
Erik Bjorklund, Vice Chairperson
Gina Bonanno, Commissioner
Loretta Kaskey, Commissioner
Neal Pann, Commissioner

1.02 Pledge of Allegiance

2. CITIZENS FORUM

- *In conformance with the Brown Act, no Planning Commission action can occur on items presented during Citizens Forum.*
- *Please complete a speaker card. When the Chairperson calls your name, walk to the lectern to address the Planning Commission.*
- *Speakers are limited to a maximum of three minutes per person. The Chairperson may reduce the amount of time based on the number of persons wishing to speak.*

3. CONSENT CALENDAR – None.

4. PROJECT REVIEW

4.01 Consideration of revisions to the approved exterior colors and materials, and a minor architecture change, for a new concrete tilt-up building measuring approximately 128,622 square feet in floor area.

- Location: 6755 Brisa Street
- Site Area: 6.68± acres
- Applicant: Dennis Roy for RGA Architects

[REPORT](#)

- Application Number: Site Plan Design Review Modification (SPDRM) 17-014
- Zoning: Heavy Industrial (I-3)
- General Plan: High Intensity Industrial (HII)
- CEQA: A Notice of Exemption under the provisions of the California Environmental Quality (CEQA) will be considered
- Project Planner: Alison Mitchell

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving SPDRM17-014, subject to conditions.

5. PUBLIC HEARINGS

5.01 Hearing to consider a request to approve the Downtown Infill Incentives Program for in-lieu parking fee subsidies and amend the Downtown Specific Plan to modify on-street parking regulations. [REPORT](#)

- Location: Downtown Livermore
- Site Area: Downtown Livermore
- Applicant: City of Livermore
- Application Number: Policy Proposal (POL) 17-002 and Specific Plan Amendment (SPAA) 17-001
- Public improvements: None
- Zoning: Downtown Specific Plan
- General Plan: Downtown Area (DA)
- Historic Status: Not applicable
- CEQA: Recommending finding the project is exempt from the California Environmental Quality Act under Section 15061(b)(3), which exempts projects that are covered under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.
- Project Planner: Debbie Bell

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and recommending the City Council approve POL17-002 and SPAA17-001.

5.02 Hearing consider a City-initiated request for a General Plan Amendment (GPA) for an approximately 24-acre area, located southeast of the First Street and Portola Avenue intersection, which presently has a Service Commercial (SC) General Plan designation. The GPA proposes a dual land use designation retaining the Service Commercial (SC) designation and allowing a land owner to use the Urban High Residential (UH-2) land use category, which allows 8 to 14 residences per acre. The GPA would designate the site a Transferable Development Credit (TDC) Receiver (R) Site. [REPORT](#)

- Location: Approximately 24 contiguous acres of land southeast of the First Street intersection with Portola Avenue: on the west end from and including 3615 First Street (APN 99-56-6-2) to and including 3979 First Street (APN 99-56-2) on the east end (APN stands for Assessor Parcel Number).
- Site Area: 24± acres
- Applicant: City of Livermore
- Application Number: General Plan Amendment (GPA) 16-005
- Public improvements: None
- Zoning: Commercial Service (CS)
- General Plan: Service Commercial (SC)
- Historic Status: None
- CEQA: An Initial Study and a Mitigated Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Project Planner: Frank Guido

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and recommending the City Council approve GPA16-005.

Items 5.02 and 5.03 are combined into one staff report.

5.03 Hearing to consider a request for a Zone Change from Commercial Service (CS) to the Transect 4 Neighborhood (T4N) residential zoning district and an amendment to the T4N and related residential development standards. The project includes a proposal for 100 two- and three-story townhouse-style condominiums in 20 buildings on approximately seven acres located on the old “Codioli” site. The development includes proposals for interior streets, garage alleys, utilities, driveways, paseos, landscaping, and common park space. The request is made concurrently with General Plan Amendment 16-005, which proposes a dual land use designation retaining the site’s Service Commercial (SC) designation and allowing a land owner to use the Urban High Residential (UH-2) land use category, which allows 8 to 14 residences per acre. The development density conforms to the UH-2 General Plan land use designation. The application will also include a Development Agreement that will address vesting land use entitlements and development standards and will secure contribution by the applicant to First Street corridor improvements to facilitate bicycle and pedestrian access to and from Downtown.

- Location: 3733 through 3765 First Street (APNs 99-56-10-2 and 99-56-9-1) (APN stands for Assessor Parcel Number).
- Site Area: 7± acres
- Applicant: Valley Oak Partners, LLC

- Application Numbers: Development Code Amendment (DCA) 16-002; Zoning Map Amendment (ZMA) 16-002; Development Agreement (DA) 17-001; Vesting Tentative Tract Map 8168 (Subdivision [SUB] 16-006); and Site Plan Design Review (SPDR) 16-014
- Public improvements: Includes sewer, water, storm-drain, streets, lighting, sidewalk, curb, gutter, First Street median, First Street signal and crosswalk at project entry, relocation of First Street bus turnout, and Iron Horse trail improvements, bicycle lane, parking reconfiguration, and striping.
- Zoning: Commercial Service (CS)
- General Plan: Service Commercial (SC)
- Historic Status: None
- CEQA: An Initial Study and a Mitigated Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Project Planner: Frank Guido

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and recommending the City Council approve DCA16-002, ZMA16-002, DA17-001, VTTM8168 (SUB16-006), and SPDR16-014, subject to conditions.

5.04 Hearing to consider the Arroyo Vista Residential Project, which includes the development of 435 residential units (86 single-family detached houses, 109 single-family attached row townhomes, 140 single-family attached garden court townhomes, and 100 multi-family flats). The subdivision would establish individual lots for the single-family detached and attached units, while the flats will be subdivided into condominiums with multiple units on one lot. The project also includes on-site parking, two neighborhood parks, recreational amenities, pedestrian pathways, landscaping, lighting, streetscape improvements, and a pedestrian bridge over the Arroyo Seco channel to connect the two sides of the project site. The Planned Development proposes rezoning the project site to establish development standards consistent with the Arroyo Vista Neighborhood Plan, adopted in 2007.

[REPORT](#)

- Location: north side of Las Positas Road, south of Arroyo Vista Road and west of Bennett Drive, on either side of the Arroyo Seco Channel
- Site Area: 29± acres
- Applicant: SummerHill Homes
- Application Numbers: Vesting Tentative Tract Map 8379 (Subdivision [SUB] 16-010), Development Agreement (DA) 17-002, Planned Development (PD) 16-004, and Site Plan Design Review (SPDR) 16-027
- Public improvements: Includes sewer, water, storm-drain, streets, lighting, sidewalk, curb, gutter, signals at Las Positas Road/Arroyo Vista and Las Positas Road/Contractors Street, limited on-street parking on Las Positas Road, and bus shelter with turnout.

- Zoning: Planned Unit Development (PUD) 246-81 (proposed rezoning to Planned Development)
- General Plan: Low Intensity Industrial (LII)/Urban High Residential (UH-3) with a floating Open Space (OS) overlay
- Historic Status: None
- CEQA: Addendum to Initial Study/Mitigated Negative Declaration for the Arroyo Vista Neighborhood Plan (2007)
- Project Planner: Lori Parks

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and recommending the City Council approve VTTM 8379 (SUB16-010), DA17-002, PD16-004, and SPDR16-027, subject to conditions.

6. MATTERS FOR CONSIDERATION – None.

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

8. ADJOURNMENT – To a regular Planning Commission meeting on July 18, 2017 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.

There is no meeting scheduled for July 4, 2017.