



## PLANNING COMMISSION

### AGENDA

TUESDAY, JULY 16, 2013

7:30 PM

COUNCIL CHAMBERS  
3575 PACIFIC AVENUE  
LIVERMORE, CA 94550

## PLANNING COMMISSION

Steven Spedowfski, Chairperson  
Loretta Kaskey, Vice Chairperson  
Harriet Cole, Commissioner  
Neal Pann, Commissioner  
Todd Storti, 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 five 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 five 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 five 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, JULY 16, 2013

REGULAR MEETING – 7:30 PM

COUNCIL CHAMBERS  
3575 PACIFIC AVENUE  
LIVERMORE, CA 94550

**1. CALL TO ORDER 7:30 PM**

1.01 Roll Call  
Chairperson Steven Spedowski  
Vice Chairperson Loretta Kaskey  
Commissioner Harriett Cole  
Commissioner Neal Pann  
Commissioner Todd Storti

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 five 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 – None.**

## 5. PUBLIC HEARINGS

5.01 Hearing to consider a request to construct four detached homes instead of two attached duets on four existing lots in a previously approved and substantially completed project; amend a previous Housing Implementation Program approval to construct detached homes and allow payment of affordable housing fees in-lieu of selling the units as restricted affordable units on two of the four lots; amend the zoning district to allow for detached homes on the affected lots; and review the proposed architectural design.

[STAFF  
REPORT](#)

- Location: Sonia Street and Sonia Way in the "Grove" development (Lots 40 and 41 of Tract Map 7421 and Lots 8 and 9 of Tract Map 7552)
- Applicant: Livermore Grove LP
- On-site and off-site public improvements: Revised driveway approaches and potentially revised street light and/or street tree locations and plantings.
- Site Area: 22.5± acres under the subject zoning
- Zoning: Planned Development - Residential (PD-R) 02-009
- General Plan: Urban Low Medium Residential (ULM; 2.0 to 3.0 units per acre)
- Historic Status: None
- CEQA: This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations).
- Application Numbers: Housing Implementation Program Amendment (HIPA) 13-001; Development Code Amendment (DCA) 13-002 and Site Plan Design Review Modification (SPAM) 13-006
- Project Planner: Frank Guido

Recommendation: Staff recommends the Planning Commission approve Housing Implementation Program Amendment (HIPA) 13-001, Development Code Amendment (DCA) 13-002, and Site Plan Design Review Modification (SPAM) 13-006, subject to conditions of approval.

5.02 Hearing to consider a request to amend the South Livermore Valley Specific Plan to prohibit a winery use on Commercial Site 5D1 and to consider modification to the driveway location requirement for Commercial Sites 5D1 and 5D2 in Subarea 5 of the South Livermore Valley Specific Plan.

[DOCUMENT](#)

- Location: Northwest and southwest corners of Hansen and Arroyo Roads
- Applicant: City of Livermore
- On-site and off-site public improvements: None
- Site Area: Site 5D1 is 3.0± acres; Site 5D2 is 3.0± acres
- Zoning: Planned Development-South Livermore Valley Specific Plan (PD-SLVSP) and Planned Unit Development Amendment (PUDA) 01-001

- General Plan: South Livermore Valley Specific Plan, Subarea 5, Wine Country Commercial
- Historic Status: None
- CEQA: This project is Categorical Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305, which exempts minor alterations in land use limitations.
- Application Number: Specific Plan Amendment 13-001
- Project Planner: Scott Lee

Recommendation: Staff recommends the Planning Commission continue this item to a date to be determined.

**6. MATTERS FOR CONSIDERATION – None.**

**7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

7.01 Completed Matters Initiated – None.

**8. ADJOURNMENT – To the next regular Planning Commission meeting on August 6, 2013**