



PLANNING COMMISSION

AGENDA

TUESDAY, MAY 7, 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, MAY 7, 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 Spedowfski
Vice Chairperson Loretta Kaskey
Chairperson 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

3.01 Approval of April 2, 2013 Planning Commission Meeting Minutes

[MINUTES](#)

4. PROJECT REVIEW – None.

5. PUBLIC HEARINGS

5.01 Hearing to consider the following applications:

[STAFF
REPORT](#)

- a) Amendments to the General Plan Economic Development and Fiscal Element to broaden the goals, objectives, policies, and actions to encourage economic vitality that contributes to Livermore's quality of life, sustainability, and fiscal quality.
- b) Amendments to the City-Wide Economic Incentives Program to add on-site investments to commercial and industrial properties by existing business owners as projects eligible for the sales tax reimbursement program.
- c) Amendment to the Livermore Development Code to require one instead of two TDCs for each detached residential unit for a limited time period.
 - Location: Various
 - Applicant: City of Livermore
 - On-site and off-site public improvements: None
 - Site Area: Various
 - Zoning: Various
 - General Plan: Various
 - Historic Status: None
 - CEQA: A Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
 - Application Numbers: General Plan Amendment 13-003, Policy Proposal Implementation 13-001, and Development Code Amendment 13-003
 - Project Planner: Steve Stewart

Recommendation: Staff recommends the Planning Commission adopt a resolution, recommending the City Council approve General Plan Amendment 13-003, Policy Proposal Implementation 13-001, and Development Code Amendment 13-003.

5.02 Hearing to consider a proposed amendment to the Livermore General Plan to allow future residential land use designations in a limited area of the Airport Protection Area, located within one half-mile of the Isabel Avenue / I-580 freeway interchange. The General Plan currently prohibits new or intensified residential development within the Airport Protection Area.

[DOCUMENT](#)

- Location: Citywide
- Applicant: City of Livermore
- On-site and off-site public improvements: None
- Site Area: Citywide
- Zoning: Various
- General Plan: Various
- Historic Status: None

- CEQA: A Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Application Number: General Plan Amendment 12-001
- Project Planner: Benjamin Murray

Recommendation: Staff recommends this item be continued to a future date to be determined and re-noticed.

5.03 Hearing to consider a proposed amendment to the Livermore General Plan to incorporate Alameda County Airport Land Use Compatibility Plan (ALUCP) polices, adopted by the Alameda County Airport Land Use Commission on July 18, 2012, into the General Plan. The proposed General Plan Amendments modify the Land Use, Circulation, Noise, and Public Safety Elements. The ALUCP establishes policies to encourage compatibility between airport operations and future land uses within the Airport Influence Area. [DOCUMENT](#)

- Location: Citywide
- Applicant: City of Livermore
- On-site and off-site public improvements: None
- Site Area: Citywide
- Zoning: Various
- General Plan: Various
- Historic Status: None
- CEQA: A Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Application Number: General Plan Amendment 12-003
- Project Planner: Benjamin Murray

Recommendation: Staff recommends this item be continued to a future date to be determined and re-noticed.

6. MATTERS FOR CONSIDERATION – None.

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

8. ADJOURNMENT – To the next regular Planning Commission meeting on May 21, 2013