



PLANNING COMMISSION

AGENDA

TUESDAY, NOVEMBER 19, 2013

7:30 PM

COUNCIL CHAMBERS
3575 PACIFIC AVENUE
LIVERMORE, CA 94550

PLANNING COMMISSION

Steven Spedowski, 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, NOVEMBER 19, 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 Harriet 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 a detached carport. A variance from the front setback requirement for parking in the underlying zoning district is requested.

[STAFF
REPORT](#)

- Location: 730 South Livermore Avenue
- Applicant: Robert Rayford
- On-site and off-site public improvements: None
- Site Area: 4,950 ± square feet
- Zoning: T3 Neighborhood (T3N)
- General Plan: Urban Medium High residential (UMH)
- Historic Status: NA
- CEQA: This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303, which exempts small structures such as carports.
- Application Number: Variance 13-002
- Project Planner: Christine Rodrigues

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Variance 13-002, subject to conditions.

- 5.02 Hearing to consider a request to amend the Oaks Business Park Development Agreement by extending the term an additional four years to March 22, 2018.

[STAFF
REPORT](#)

- Location: Southwest intersection of West Jack London Boulevard and Isabel Avenue
- Applicant: Livermore Airway Associates, LLC
- On-site and off-site public improvements: None
- Site Area: 177± acres
- Zoning: Planned Development Industrial (PD-I) 01-003
- General Plan: Low Intensity Industrial (LII)
- Historic Status: None
- CEQA: Previous Environmental Impact Report State Clearinghouse number 2001032069
- Application Number: Development Agreement Amendment 13-001
- Project Planner: Christine Rodrigues

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve Development Agreement Amendment 13-001.

- 5.03 Hearing to consider a request to amend Development Code, Section 10.06.050, Affordable Housing.

[STAFF
REPORT](#)

- Location: Citywide
- 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 Number: Development Code Amendment 13-001
- Project Planner: Scott Lee

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve Development Code Amendment 13-001.

- 5.04 Hearing to consider a request to 1) amend the General Plan Urban High-5 Residential (22-38 du/ac) land use category to create two subcategories: Urban High-5a (22-30 du/ac) and Urban High 5-b (30-38 du/ac); 2) amend the General Plan land use designations on three vacant parcels from Industrial to a dual designation of Industrial/Urban High-5b Residential; 3) amend the Zoning on the Vasco Road parcel from I-3 (Heavy Industrial) to Planned Development (PD) consistent with the new land use designation; and 4) amend the Downtown Specific Plan to allow a density range of 30 to 36 dwelling units per acre as a permitted use in a subarea of the Downtown Neighborhood-North Side Plan Area along the north side of Railroad Avenue/Stanley Boulevard between P Street and Murrieta Boulevard.

[STAFF
REPORT](#)

- Locations: 1) 4683 and 4715 Bennett Drive; 2) South Vasco Road, east of ACE station/parking; 3) North side of Railroad Avenue/Stanley Boulevard between Murrieta Boulevard and P Street and bounded on the north by railroad tracks.
- Applicant: City of Livermore
- On-site and off-site public improvements: None
- Site Area: Approximately 46± acres
- Zoning: Various
- General Plan: Various
- Historic Status: None
- CEQA: A Mitigated Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Application Number: General Plan Amendment 13-007, Zoning Map Amendment 13-003, Downtown Specific Plan Amendment 13-003
- Project Planner: Susan Frost

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve General Plan Amendment 13-007, Zoning Map Amendment 13-003, and Downtown Specific Plan Amendment 13-003.

6. **MATTERS FOR CONSIDERATION** – None.
7. **MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**
8. **ADJOURNMENT** – To the next regular Planning Commission meeting on December 3, 2013