



PLANNING COMMISSION

AGENDA

TUESDAY, MAY 20, 2014

7:30 PM

COUNCIL CHAMBERS
3575 PACIFIC AVENUE
LIVERMORE, CA 94550

PLANNING COMMISSION

Loretta Kaskey, Chairperson
Steven Spedowski, 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 20, 2014

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 Loretta Kaskey
Vice Chairperson Steven Spedowski
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

- 3.01 Approval of March 4, 2014 Planning Commission Meeting Minutes [Minutes](#)
- 3.02 Approval of April 8, 2014 Planning Commission Meeting Minutes [Minutes](#)

4. PROJECT REVIEW – None.

5. PUBLIC HEARINGS

5.01 Hearing to consider a request for approval of a Vesting Tentative Tract Map and Site Plan Design Review, General Plan Amendment, Planned Development Amendment, and Development Agreement Amendment for Shea Homes. The Vesting Tentative Tract Map subdivides a vacant property to create four lots for future commercial development, one lot for a previously approved detention basin, and the remainder lots to accommodate 476 attached multi-family residential dwelling units provided in 62 two-and three-story buildings with associated recreation facilities including a pool and fitness center, on-site landscaping, multi-use trail, and community gardens. The project proposes a public road and small public park on an adjacent City-owned property, providing a second access to Portola Road. The proposed General Plan and Planned Development Amendments will amend the scenic corridor policy as it relates to the subject property. The Development Agreement Amendment will amend the existing Development Agreement to provide for extension of the multi-use trail eastward beyond the applicant's project boundary.

[Staff Report](#)

[Development Plans](#)

[Modified Initial Study/ Addendum](#)

- Location: Southeast corner of Isabel Avenue and Portola Road
- Applicant: Shea Homes
- On-site and off-site public improvements: Public and private streets and sidewalks, multi-use trail, and extension of public utilities.
- Site Area: 59± acres
- Zoning: Planned Development- Industrial (PD-I) 03-003
- General Plan: Business Commercial Park (BCP)/Urban High Residential (UH-4)
- Historic Status: None
- CEQA: An Addendum to a Previously Certified Environmental Impact Report under the provisions of the California Environmental Quality Act (CEQA) will be considered (CEQA Guidelines Section 15162 (a) and 15164).
- Application Numbers: Vesting Tentative Tract Map 8121 (SUB13-003), General Plan Amendment 13-004, Development Code Amendment 13-007, Development Agreement Amendment 14-001, and Site Plan Design Review 13-009
- Project Planner: Christine Rodrigues

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve General Plan Amendment 13-004, Vesting Tentative Tract Map 8121 (SUB13-003), Development Code Amendment 13-007, Development Agreement Amendment 14-001, and Site Plan Design Review 13-009, subject to conditions.

- 5.02 Hearing to consider a request to adopt the 2014 Community Services and Infrastructure Report, which assesses the City's capacity to accommodate growth; adopt the 2014 to 2016 Housing Implementation Program (HIP) regulations, which establishes the process for allocating housing units for 2014-2016 consistent with existing General Plan residential growth management policies; and amend the Downtown Specific Plan (DSP) to continue exempting residential DSP projects from HIP competition. [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 previous environmental document, the 2003-2025 General Plan Environmental Impact Report (SCH 2003032038), adequately addresses the environmental impacts of this project (CEQA Guidelines Section 15166).
- Application Number: Policy Proposal 13-001 and Specific Plan Amendment 14-001
- Project Planner: Frank Guido

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve Policy Proposal 13-001 and Specific Plan Amendment 14-001.

6. MATTERS FOR CONSIDERATION – None.

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

- 7.01 Completed Matters Initiated MIP13-021 – Bruno's renovation [Document](#)
- 7.02 Completed Matters Initiated MIP14-005 – Large yellow sign [Document](#)

8. ADJOURNMENT – To the next regular Planning Commission meeting on June 3, 2014