



PLANNING COMMISSION

AGENDA

TUESDAY, JUNE 3, 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, JUNE 3, 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 Spedowfski
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 allow the amendment of Planned Unit Development (PUD) 62-91 to a Planned Development to allow a future subdivision to create one additional residential lot in conformance with the basic site development requirements of the original PUD permit and the General Plan designation.

- Location: 4373 Rutgers Court
- Applicant: Christopher Lysons
- On-site and off-site public improvements: None
- Site Area: 9.38± acres
- Zoning: Planned Unit Development (PUD) 62-91
- General Plan: Rural Residential (RR), 1-5 acre site
- Historic Status: None
- CEQA: A Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Application Number: Planned Development - Residential 14-001
- Project Planner: Stephen Riley

Recommendation: Staff recommends the Planning Commission **continue this item to the June 10, 2014 adjourned regular meeting.**

5.02 Hearing to consider a request for a General Plan Amendment to change the land use designation from Office Commercial (OC) and Open Space (OS) to Urban Medium Residential (UM) and Urban High Residential (UH 2); Zoning Map Amendment to change the zoning district from Commercial Office (CO) and Education and Institution (E) to Low Density Residential (RL) and T4 Neighborhood (T4N); and a Vesting Tentative Tract Map to subdivide the property for the development of 49 detached single family residences and 38 attached townhouse units. A variance is requested from the T4N standard requiring a minimum 18 inch elevation of the ground floor finish floor above the sidewalk. The proposed development would replace the existing office buildings and adjacent open space on the site. A Response to Comments/Final Environmental Impact Report (EIR) has been completed which provides responses to comments received on the Draft Environmental Impact Report (EIR) and Draft EIR text revisions.

- Location: 1202 to 1440 Concannon Boulevard and 1510 to 1916 Holmes Street (northeast corner of Holmes Street and Concannon Boulevard)
- Applicant: Sunset Development Company
- On site and off site public improvements: Street improvements include new public streets, sidewalks, and utilities on site; modifications to the median on Holmes Street; addition of bike lanes on Holmes Street; traffic signal improvements at the intersection of Holmes Street and Catalina Drive and the intersection of Concannon Boulevard and Evans Street; new sound walls, landscaping, and public utility connections in the Holmes Street and Concannon Boulevard rights of way.

[Staff Report](#)

- Site Area: 13.46± acres
- Zoning: Commercial Office (CO) and Education and Institution (E)
- General Plan: Office Commercial (OC) and Open Space (OS)
- Historic Status: None
- CEQA: A Final Environmental Impact Report under the provisions of the California Environmental Quality Act (CEQA) will be considered (State Clearinghouse Number 2013102031).
- Application Numbers: General Plan Amendment 13-005, Zoning Map Amendment 13-002, Vesting Tentative Tract Map 8144 (SUB13-005), Site Plan Design Review 13-014, Variance 14-001, and Development Agreement 14-001
- Project Planner: Scott Lee

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve General Plan Amendment 13-005, Zoning Map Amendment 13-002, Variance 14-001, and Development Agreement 14-001, as proposed; and recommending approval of Vesting Tentative Tract Map 8144 (SUB13-005) and Site Plan Design Review 13-015, subject to conditions.

- 5.03 Hearing to consider a request for a General Plan Amendment to change the land use designation from Neighborhood Commercial (NC) to Urban High Residential (UH-2); Zoning Map Amendment to change the zoning district from Commercial Office (CO) to T4 Neighborhood (T4N); and a Vesting Tentative Tract Map to subdivide the property for the development of 31 attached townhouse units. A variance is requested from the T4N standard requiring a minimum 18-inch elevation of the ground floor finish floor above the sidewalk. The proposed development would replace the existing office buildings on the site. A Response to Comments/Final Environmental Impact Report (EIR) has been completed which provides responses to comments received on the Draft Environmental Impact Report (EIR) and Draft EIR text revisions.

[Staff Report](#)

- Location: 1603 to 1791 Barcelona Street and 1504 to 1882 Catalina Court (southwest corner of Barcelona Street and Catalina Drive)
- Applicant: Sunset Development Company
- On-site and off-site public improvements: New driveway entrances to the site on Catalina Court and new landscaping and public utility connections in the adjacent street rights-of-way.
- Site Area: 2.18± acres
- Zoning: Commercial Office (CO)
- General Plan: Neighborhood Commercial (NC)
- Historic Status: None
- CEQA: A Final Environmental Impact Report under the provisions of the California Environmental Quality Act (CEQA) will be considered (State Clearinghouse Number 2013102031).

- Application Numbers: General Plan Amendment 13-006; Zoning Map Amendment 13-001; Vesting Tentative Tract Map 8145 (SUB13-006); Site Plan Design Review 13-015; and Variance 13-006
- Project Planner: Scott Lee

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve General Plan Amendment 13-006, Zoning Map Amendment 13-001, and Variance 13-001, as proposed; and recommend approval of Vesting Tentative Tract Map 8145 (SUB 13-006) and Site Plan Design Review 13-015, subject to conditions.

- 5.04 Hearing to consider a request to subdivide land to create parcels to construct a housing development consisting of 58 attached three story townhouse residential units in 11 buildings, a private park, landscaping/ lighting, private streets and circulation paths; to change zoning standards to accommodate residential development; and to review the proposed architecture and landscape site plan and design.

[Staff Report](#)

- Location: 985 Bluebell Drive (southwest corner at Las Flores Road)
- Applicant: KB Home
- On-site and off-site public improvements: Includes sewer, water, storm, streets, lighting, traffic signage, modification to Las Flores Road street median openings to facilitate circulation, and modification of Bluebell Drive entrance to site.
- Site Area: 3.2± acres
- Zoning: Planned Development (PD)/Planned Unit Development (PUD) 18-83
- General Plan: Urban High (UH) 3 (14-18 dwellings per acre)
- Historic Status: None
- CEQA: A Mitigated Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Application Numbers: Vesting Tentative Tract Map 7724 (SUB 13-009), Zoning Map Amendment 13-004, and Site Plan Design Review 13-026
- Project Planner: Frank Guido

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve Vesting Tentative Tract Map 7724 (SUB 13-009), Zoning Map Amendment 13-004, and Site Plan Design Review 13-026, subject to conditions.

6. MATTERS FOR CONSIDERATION

- 6.01 Resolution finding that the City's Capital Improvement Program (CIP) for Fiscal Years 2014-2015, 2015-2016, and 2016-2017 is consistent with the 2003 Livermore Community General Plan as required by Government Code Section 65103(c).

[Staff Report](#)

- Location: Citywide
- Applicant: City of Livermore
- On-site and off-site public improvements: Various
- Site Area: Various
- Zoning: Various
- General Plan: Various
- CEQA: Not a project under the California Environmental Quality Act (CEQA).
- Application Number: Consistency Determination 14-001
- Project Planner: Andrew Ross

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Consistency Determination 14-001, finding the proposed Capital Improvement Program for Fiscal Years 2014-2015, 2015-2016, and 2016-2017 consistent with the goals, objectives, policies, and actions of the City's 2003 General Plan.

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

- 8. ADJOURNMENT** – To an adjourned regular Planning Commission meeting on Tuesday, June 10, 2014 at 7:30 p.m., and a regular Planning Commission meeting on June 17, 2014 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.