



PLANNING COMMISSION

AGENDA

TUESDAY, JULY 1, 2014

REGULAR MEETING – 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, JULY 1, 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

3.01 Approval of April 15, 2014 Planning Commission Meeting Minutes

[MINUTES](#)

3.02 Approval of June 10, 2014 Planning Commission Meeting Minutes

[MINUTES](#)

4. PROJECT REVIEW

- 4.01 Request to demolish an existing fire station and construct a new 6,920-square foot, single story fire station, and install new landscaping and related site improvements.

[STAFF
REPORT](#)

- Location: 1919 Cordoba Street
- Applicant: City of Livermore
- On-site and off-site public improvements: Utility connections in the adjacent street right-of-way
- Site Area: 19,520+ square feet
- Zoning: Suburban Residential (RS)
- General Plan: Community Facilities-Fire Station (FS)
- Historic Status: None
- CEQA: This project is Categorical Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332, which exempts urban infill developments.
- Application Number: Site Plan Design Review Modification 14-018
- Project Planner: Scott Lee

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Site Plan Design Review 14-018, subject to conditions.

5. PUBLIC HEARINGS

- 5.01 Hearing to consider a request to subdivide a vacant parcel for the development of 47 detached single family residences, landscaping, appurtenant improvements, and preservation of open space. 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: East of North Vasco Road, North of Garaventa Ranch Road/ Altamont Creek Drive, and West of Laughlin Road
- Applicant: Livermore LT Ventures I Group, LLC
- On-site and off-site public improvements: Streets, utilities, storm drain and landscape improvements.
- Site Area: 32± acres
- Zoning: Planned Development
- General Plan: Urban Low Residential (UL-1: 1-1.5 dwelling units per acre)
- Historic Status: None
- CEQA: An Environmental Impact Report under the provisions of the California Environmental Quality Act (CEQA) will be considered (State Clearinghouse Number 2011112045).
- Application Numbers: Vesting Tentative Tract Map 8094 (SUB13-001), Planned Development-Residential 13-001, and Site Plan and Design Review 13-005
- Project Planner: Steve Stewart

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve Vesting Tentative Tract Map 8094 (SUB13-001), Planned Development Residential 13-001, and Site Plan Design Review 13-005, subject to conditions.

- 5.02 Hearing to consider a request to subdivide and redevelop an existing parcel for the development of 8 detached single family residences, landscaping, and appurtenant improvements.

[STAFF
REPORT](#)

- Location: 2787 Old First Street
- Applicant: Concentric Development Group
- On site and off site public improvements: Street frontage improvements, including landscaping and connection to existing utilities.
- Site Area: 0.35± acre
- Zoning: Downtown Specific Plan Downtown Transit Gateway District
- General Plan: Downtown Area
- Historic Status: None
- CEQA: This project is Categorically Exempt under the provision of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332, In fill Development Projects.
- Application Numbers: Vesting Tentative Tract Map 8184 (SUB14-006) and Downtown Design Review 14-006
- Project Planner: Scott Lee

This item was continued from the Planning Commission adjourned regular meeting on June 10, 2014.

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve Vesting Tentative Tract Map 8184 (SUB14-006) and Downtown Design Review 14-006, subject to conditions.

- 5.03 Hearing to consider a request to subdivide and redevelop three existing parcels for the development of 28 detached single family residences, landscaping, and appurtenant improvements.

- Location: 2821-2855 Old First Street
- Applicant: Concentric Development Group
- On-site and off-site public improvements: Street frontage improvements, including landscaping and connection to existing utilities.
- Site Area: 1.57± acre
- Zoning: Downtown Specific Plan-Downtown Transit Gateway District
- General Plan: Downtown Area
- Historic Status: None
- CEQA: This project is Categorically Exempt under the provision of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332, In-fill Development Projects.

- Application Numbers: Vesting Tentative Tract Map 8173 (SUB14-003) and Downtown Design Review 14-002
- 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

8. ADJOURNMENT – To a regular Planning Commission meeting on July 15, 2014 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.