



PLANNING COMMISSION

AGENDA

TUESDAY, JULY 15, 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 15, 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 June 3, 2014 Planning Commission Meeting Minutes

[Minutes](#)

3.02 Approval of June 17, 2014 Planning Commission Meeting Minutes

[Minutes](#)

4. PROJECT REVIEW – None.

5. PUBLIC HEARINGS

- 5.01 Hearing to consider requested amendments to the previously approved redevelopment of the former Orchid Ranch property. The proposed amendments reduce the unit count from 19 to 18 units, consisting of 14 detached units and 4 duet units and revise the lot layout, architecture, and landscape design. The previously approved project received Housing Implementation Program allocations in 2008 and project approvals in 2010.
- Location: 1330 Isabel Avenue
 - Applicant: Jeff Schroeder for Ponderosa Homes
 - On-site and off-site public improvements: The project will provide minor off-site park amenities, extend a public road and install related public infrastructure, including sidewalks, sewer, water, storm drain, utilities, and an extension of the sound wall and multi-use trail improvements parallel to Isabel Avenue.
 - Site Area: 5.19± acres
 - Zoning: Planned Development-Residential (PD-R) 06-006
 - General Plan: Urban Low Medium Residential (ULM), 2 to 3 dwelling units per acre
 - Historic Status: None
 - CEQA: A Mitigated Negative Declaration was previously adopted for this project.
 - Application Numbers: Amended Vesting Tentative Tract Map 7671 (Subdivision Amendment 14-002), Housing Implementation Program Amendment 14-001, Planned Development Amendment (Development Code Amendment) 14-002, Site Plan Design Review Modification 14-007, and Development Agreement Amendment 14-003
 - Project Planner: Andy Ross

[Staff Report](#)

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve Amended Vesting Tentative Tract Map 7671 (Subdivision Amendment 14-002), Housing Implementation Program Amendment 14-001, Planned Development Amendment (Development Code Amendment) 14-002, Site Plan Design Review Modification 14-007, and Development Agreement Amendment 14-003, subject to conditions.

6. MATTERS FOR CONSIDERATION – None.

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

- 7.01 Completed Matters Initiated MIP14-006 – Crosswalk to Bothwell Park

[Document](#)

8. ADJOURNMENT – To a regular Planning Commission meeting on August 5, 2014 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.