



PLANNING COMMISSION

AGENDA

TUESDAY, SEPTEMBER 16, 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, SEPTEMBER 16, 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 July 15, 2014 Planning Commission Meeting Minutes

[MINUTES](#)

4. PROJECT REVIEW – None.

5. PUBLIC HEARINGS

5.01 Hearing to consider a request within the Oaks Business Park for review of the site, architectural, and landscape designs of three Building Sites with proposed logistics distribution buildings of approximately 635,000, 295,000, and 368,000 square feet, respectively, including the Isabel Avenue project landscape frontage and Business Park entry signage at Discovery Drive and Isabel Avenue. To establish the building sites and enable the proposed architecture, the application includes the following entitlements: (1) a parcel map to realign public streets and utilities (including vacating portions of Voyager Street beginning approximately 950 feet south of Jack London Boulevard to south of Discovery Drive), extending Atlantis Court south, creating a new street south of Discovery Drive proposed as Enterprise Court, and merging parcels to create the building sites (Building Site 1 north of Discovery Drive along Isabel Avenue, Building Site 2 south of Discovery Drive along Isabel Avenue, and Building Site 3 west of Atlantis Court); (2) an amendment to Planned Development - Industrial (PD-I) 01-003 to allow for increases in maximum building height from 40 to 55 feet with a Conditional Use Permit on a site-specific basis, increases in height of light poles, and establishment of Design Standards for the Business Park entry/identification signage, and miscellaneous minor amendments as needed to maintain internal Planned Development (PD) consistency and project consistency with the PD; and (3) A Conditional Use Permit (CUP) request to increase building height, including roof equipment and screening, up to 55 feet on the three Building Sites.

[STAFF
REPORT](#)

- Location: The Oaks Business Park located southwest of the junction of West Jack London Boulevard and Isabel Avenue
- Applicant: Livermore Oaks Joint Venture LLC
- On-site and off-site public improvements: Include vacating public streets, constructing and realigning public streets, modifying right-of-way property lines, and relocating and augmenting associated utilities and public facilities including but not limited to sewer, water, storm drainage, sidewalks, landscaping and lighting.
- Site Area: The Oaks Business Park is approximately 178 acres and the three subject sites comprise approximately 70 acres of the 178 acres
- Zoning: Planned Development - Industrial (PD-I) 01-003
- General Plan: Low Intensity Industrial (LII)
- Historic Status: None
- CEQA: The environmental effects of the project were previously evaluated in the adopted Environmental Impact Report for the Oaks Business Park, State Clearinghouse #2001032069.
- Application Numbers: Tentative Parcel Map 10266 (Subdivision (SUB) 14-009), Development Code Amendment (DCA) 14-004, Conditional Use Permit (CUP) 14-003, Site Plan Design Review (SPDR) 14-013, Site Plan Design Review (SPDR) 14-015, and Site Plan Design Review (SPDR) 14-016

- Project Planner: Frank Guido

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve, subject to conditions, Tentative Parcel Map 10266 (Subdivision (SUB) 14-009), Development Code Amendment (DCA) 14-004, Conditional Use Permit (CUP) 14-003, and Site Plan Design Review (SPDR) 14-013 for Building Site 1, SPDR 14-015 for Building Site 2, and SPDR 14-016 for Building Site 3.

6. MATTERS FOR CONSIDERATION

- 6.01 Consideration of a Draft Downtown Parking Management Study. The Study identifies the current and near-term parking challenges facing Downtown and identifies strategies to overcome those challenges.

[STAFF
REPORT](#)

- Location: Livermore Downtown
- Applicant: City of Livermore
- On-site and off-site public improvements: None
- Zoning: Downtown Specific Plan (DSP)
- General Plan: Downtown Area (DA)
- Historic Status: None
- CEQA: The Downtown Parking Management Study is not a project subject to CEQA per CEQA Guidelines Section 15378, as the Plan is an informational, non-regulatory document, and does not contain an implementation component.
- Application Number: Policy Proposal 14-002
- Project Engineer: Cheri Sheets

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council adopt the Downtown Parking Management Study.

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

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