



## PLANNING COMMISSION

### AGENDA

TUESDAY, OCTOBER 7, 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, OCTOBER 7, 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 – None.**

**4. PROJECT REVIEW – None.**

## 5. PUBLIC HEARINGS

- 5.01 Hearing to consider a request to amend the General Plan Circulation Element to include Complete Streets policies to achieve equality of choice among transportation modes and create a transportation network that is context sensitive to local conditions and needs.

[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 Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Application Number: General Plan Amendment (GPA) 14-001
- Project Planner: Debbie Bell

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve a General Plan Amendment 14-001.

- 5.02 Hearing to consider a request to subdivide and redevelop four existing parcels for the development of 27 detached single family residences, landscaping, and appurtenant improvements.

[STAFF  
REPORT](#)

- 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 (DDR) 14-002
- Project Planner: Scott Lee

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve Vesting Tentative Tract Map 8173 (Subdivision 14-003) and Downtown Design Review 14-002, subject to conditions.

- 5.03 Hearing to consider a request to demolish an existing 60 guestroom, Comfort Inn hotel, and construct a new 65,825± square-foot, Home 2 Suites, Hilton branded hotel with 108 guestrooms, parking lot, landscaping, and related site improvements. In addition, the applicant is requesting a re-zoning from a Planned Development district to Highway Service Commercial (CHS).

- Location: 2625 Constitution Drive
- Applicant: Amrat Patel
- On-site and off-site public improvements: None
- Site Area: 2.76± acres
- Zoning: Planned Development (Planned Unit Development 114-91)
- General Plan: Business and Commercial Park
- Historic Status: None
- CEQA: A Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Application Numbers: Site Plan Design Review Modification (SPAM) 14-012 and Development Code Amendment (DCA) 14-001
- Project Planners: Alison Mitchell and Scott Lee

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve Development Code Amendment 14-001 and Site Plan Design Review Modification 14-012, subject to conditions.

**6. MATTERS FOR CONSIDERATION – None.**

**7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

7.01 Completed Matters Initiated MIP14-007 – Walgreens signs

7.02 Completed Matters Initiated MIP14-008 – Repaving Kitty Hawk Road

[REPORT](#)

**8. ADJOURNMENT – To a regular Planning Commission meeting on October 21, 2014 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.**