



## PLANNING COMMISSION

### AGENDA

TUESDAY, FEBRUARY 17, 2015

REGULAR MEETING – 7:30 PM

COUNCIL CHAMBERS  
3575 PACIFIC AVENUE  
LIVERMORE, CA 94550

## PLANNING COMMISSION

Neal Pann, Chairperson  
Loretta Kaskey, Vice Chairperson  
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, FEBRUARY 17, 2015**

**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 Neal Pann  
Vice Chairperson Loretta Kaskey  
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 December 16, 2014 Planning Commission Meeting Minutes [MINUTES](#)

3.02 Approval of January 20, 2015 Planning Commission Meeting Minutes [MINUTES](#)

3.03 Approval of February 3, 2015 Planning Commission Meeting Minutes [MINUTES](#)

**4. PROJECT REVIEW – None.**

## 5. PUBLIC HEARINGS

5.01 Hearing to consider a request to construct a 5,600± square foot retail building on a 0.4±-acre parcel at Scenic Plaza, a retail center located on the east side of Vasco Road, north of Scenic Avenue. Proposed building heights will range from 21± to 24± feet. The colors and materials will match the existing center. Proposed site improvements include parking, a new trash and recyclable materials enclosure, and additional landscape. The applicant requests a variance to allow a 25-foot building setback from the eastern property line and a 10-foot building setback from the northern property line, where 30 feet normally would be required.

[REPORT](#)

- Location: Vasco Road north of Scenic Avenue (APN 099B-8122-005-00)
- Applicant: Jana Blau
- On-site and off-site public improvements: The project will extend water, sewer, power, and other utilities to the new building.
- Site Area: 0.4± acres
- Zoning: Neighborhood Business Commercial (CNB)
- General Plan: Neighborhood Commercial (NC)
- Historic Status: None
- CEQA: This project is Categorical Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303(c), for the construction or conversion of small structures (up to 10,000 square feet).
- Application Numbers: Site Plan Design Review Modification 14-004 and Variance 14-003
- Project Planner: Benjamin Murray

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Site Plan Design Review Modification 14-004 and Variance 14-003, subject to conditions.

5.02 Hearing to consider a request to demolish an existing 6,500± square-foot two-story, 10-unit apartment building constructed in 1964 and to construct a 24-bed Residential Care Facility for the Elderly on the same site with a request for a variance to reduce building setbacks from 10 to 5 feet on the north and east property lines which are adjacent to open space.

[REPORT](#)

- Location: 740 Holmes Street
- Applicant: Rolando Loera for Freanel & Son SOM, LLC
- On-site and off-site public improvements: includes pavement, undergrounding of utilities, driveway, sidewalk, and curb.
- Site Area: 17,200± square feet
- Zoning: Suburban Multiple Residential (RG) Zone RG-16
- General Plan: Urban High (UH) Residential UH-2 (8-14 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: Certificate of Appropriateness 14-009, Conditional Use Permit 14-004, Site Plan Design Review 14-017, and Variance 14-002
- Project Planner: Frank Guido

Recommendation: The Historic Preservation Commission and staff recommend the Planning Commission adopt a resolution approving Certificate of Appropriateness 14-009, and staff additionally recommends the Planning Commission approve Conditional Use Permit 14-004, Site Plan Design Review 14-017, and Variance 14-002, subject to Conditions of Approval.

5.03 Hearing to consider the Draft 2015-2022 Housing Element of the General Plan.

[REPORT](#)

- Location: Citywide
- Applicant: City of Livermore
- On-site and off-site public improvements: None
- Site Area: Citywide
- 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 15-001
- Project Planner: Lori Parks

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve General Plan Amendment 15-001.

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

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

**8. ADJOURNMENT – To a regular Planning Commission meeting on March 3, 2015 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.**