



PLANNING COMMISSION

AGENDA

TUESDAY, JUNE 16, 2015

REGULAR MEETING – 7:30 PM

COUNCIL CHAMBERS
3575 PACIFIC AVENUE
LIVERMORE, CA 94550

PLANNING COMMISSION

Neal Pann, Chairperson
Loretta Kaskey, Vice Chairperson
Erik Bjorklund, Commissioner
Regina Bonanno, Commissioner
Bryan Fagundes, 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 three 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 three 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 three 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, JUNE 16, 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 Erik Bjorklund
Commissioner Regina Bonanno
Commissioner Bryan Fagundes

- 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 three 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 May 5, 2015 Planning Commission Meeting Minutes [MINUTES](#)
- 3.02 Approval of May 19, 2015 Planning Commission Meeting Minutes [MINUTES](#)
- 3.03 Approval of June 2, 2015 Planning Commission Meeting Minutes [MINUTES](#)

4. PROJECT REVIEW

- 4.01 Request to add a drive-through lane around Pad D, the easternmost of the four pad buildings at the approved Shoppes at Livermore development. The approved project includes 124,000± square feet of retail and restaurant building area on an 11.6±-acre parcel south of San Francisco Premium Outlets.
- Location: 3001 El Charro Road (southeast quadrant of Jack London Boulevard and El Charro Road)
 - Applicant: Shoppes at Livermore, LLC
 - On-site and off-site public improvements: The approved project includes improvements to the east side of El Charro Road along the project frontage, new curb, gutter, and sidewalk returns at entries, and the extension of utilities, including sewer, water, and storm drains; and related improvements.
 - Site Area: 11.6±-acre project site plus a 1.5±-acre City-owned parcel for parking
 - Zoning: Planned Development-El Charro Specific Plan-Highway Regional Commercial (PD-ECSP-HRC)
 - General Plan: Business and Commercial Park (BCP)
 - Historic Status: None
 - CEQA: An Environmental Impact Report (SCH# 2006052112) was previously certified for the project.
 - Application Number: Site Plan Design Review Modification 15-014
 - Project Planner: Benjamin Murray

[REPORT](#)

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Site Plan Design Review Modification 15-014, subject to the conditions of approval previously adopted for Site Plan Design Review 14-005 and Conditional Use Permit 14-001.

5. PUBLIC HEARINGS

- 5.01 Hearing to consider a request for a General Plan Amendment to change the land use designation from Office Commercial (OC) and Open Space (OS) to Urban Medium Residential (UM); Zoning Map Amendment to change the zoning district from Commercial Office (CO) and Education and Institution (E) to Low Density Residential (RL); a Vesting Tentative Tract Map to subdivide the property for the development of 42 detached single-family residences and a 19,600+/- square foot office building; and a Development Agreement for proposed off-site improvements. The proposed development would replace the existing office buildings and adjacent open space on the site. Approximately 1.99 acres will retain the Office Commercial General Plan designation and Commercial Office zoning classification. An Addendum to the Certified Environmental Impact Report for the Sunset Crossing/Catalina Crossing project will be considered.

[REPORT](#)

- Location: 1202 to 1440 Concannon Boulevard and 1510 to 1916 Holmes Street (northeast corner of Holmes Street and Concannon Boulevard)
- Applicant: Sunset Development Company
- On-site and off-site public improvements: Street improvements include new public streets, sidewalks, and utilities on site; modifications to the median on Holmes Street; addition of bike lanes on Holmes Street; traffic signal improvements at the intersection of Holmes Street and Catalina Drive and the intersection of Concannon Boulevard and Evans Street; new sound walls, landscaping, and public utility connections in the Holmes Street and Concannon Boulevard rights-of-way.
- Site Area: 13.46± acres
- Zoning: Commercial Office (CO) and Education and Institution (E)
- General Plan: Office Commercial (OC) and Open Space (OS)
- Historic Status: None
- CEQA: An Addendum to the Sunset Crossing/Catalina Crossing Environmental Impact Report (State Clearinghouse Number 2013102031) has been prepared under the provisions of the California Environmental Quality Act (CEQA).
- Application Numbers: General Plan Amendment 13-005, Zoning Map Amendment 13-002, Vesting Tentative Tract Map 8144 (SUB13-005), Site Plan Design Review 13-014, and Development Agreement 14-001
- Project Planner: Scott Lee

Recommendation: Staff recommends the Planning Commission adopt resolutions recommending the City Council take the following actions: 1) adoption of the Addendum to the Sunset Crossing/Catalina Crossing Environmental Impact Report; 2) approval of General Plan Amendment 13-005, Zoning Map Amendment 13-002, and Development Agreement 14-001, as proposed; and 3) approval of Vesting Tentative Tract Map 8144 (Subdivision 13-005) and Site Plan Design Review 13-014, subject to conditions.

6. MATTERS FOR CONSIDERATION

6.01 Resolution finding that the City's updated Capital Improvement Program (CIP) for Fiscal Years 2015-2016 and 2016-2017 is consistent with the 2003 Livermore Community General Plan as required by Government Code Section 65103(c).

[REPORT](#)

- Location: Citywide
- Applicant: City of Livermore
- On-site and off-site public improvements: Various
- Site Area: Various
- Zoning: Various
- General Plan: Various
- CEQA: Not a project under the California Environmental Quality Act

(CEQA).

- Application Number: Consistency Determination 15-001
- Project Planner: Andy Ross

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Consistency Determination 15-001, finding the proposed Capital Improvement Program for Fiscal Years 2015-2016 and 2016-2017 consistent with the goals, objectives, policies, and actions of the City's 2003 General Plan.

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

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