



## PLANNING COMMISSION

### AGENDA

TUESDAY, JULY 7, 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, JULY 7, 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 – None.**

**4. PROJECT REVIEW – None.**

**5. PUBLIC HEARINGS**

- 5.01 Hearing to consider a request to redevelop an existing gas station and convenience store with a new convenience store building, fueling canopy, car wash, and other site modifications. A variance is requested from the street frontage setback standard on Southfront Lane for the new convenience store building.
- Location: 4707 First Street
  - Applicant: M I Architects, Inc.
  - On-site and off-site public improvements: None
  - Site Area: 0.86+/- acre
  - Zoning: Planned Development (PUD 195-94)
  - General Plan: Highway Commercial (HC)
  - Historic Status: None
  - CEQA: The project is exempt from the California Environmental Quality Act (CEQA) under Section 15303, Class 3, which exempts conversions of small structures, including commercial buildings not exceeding 10,000 square feet in floor area in urbanized areas
  - Application Numbers: Site Plan and Design Review Modification 14-001 and Variance 15-002
  - Project Planner: Scott Lee

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Site Plan and Design Review Modification 14-001 and Variance 15-002, subject to conditions.

- 5.02 Hearing to consider approval of a vesting tentative tract map to subdivide an approximately 4.9-acre site for development of 49 two-story, single-family residential units, and adoption of a Planned Development-Residential zoning district to establish standards necessary to enable the development. The project proposal includes a General Plan Amendment to change the land use designation from Neighborhood Mixed Use Medium Density (NMM), which requires both a commercial and residential component, to the residential-only Urban High 2 designation with a density range of 8 to 14 dwelling units per acre. The project will include demolition of one existing on-site residence (previously determined as not historically significant by Certificate of Appropriateness 07-017). The project includes a Development Agreement incorporating various off-site improvements. To facilitate the project, the City would as needed be vacating portions of East Avenue and South Vasco Road right-of-way no longer needed for roadway purposes.
- Location: The southwest corner of East Avenue and South Vasco Road
  - Applicant: Ponderosa Homes II, Inc.
  - On-site and off-site public improvements: Utilities including but not limited to sewer, water, storm drainage, landscaping, lighting, streets, sidewalk, curb, and gutter; modifying public street medians in East Avenue and South Vasco Road; completing widening improvements on East Avenue west of the project site to Research Drive, including related transit improvements; extending approximately 80 feet of public sidewalk

southward from the project along South Vasco Road to the northwest corner of Graham Court; street frontage landscaping on East Avenue and South Vasco Road; and work to complete an approximately 1,300-foot trail segment on the east side of South Vasco Road from East Avenue southward to the existing trail terminus.

- Site Area: 4.9± acres
- Zoning: Planned Development (PD)
- General Plan: Transferable Development Credit (TDC) Receiver Site (R) – Neighborhood Mixed-Use Medium (NMM) Density (Commercial: maximum floor area ratio 0.30; Residential: [without TDC] 3.0-4.5 dwellings/acre or [with TDC] 15-24 dwellings/acre)
- Historic Status: None. One on-site home was previously determined as not historically significant by Certificate of Appropriateness 07-017
- CEQA: A Mitigated Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Application Numbers: General Plan Amendment 14-002; Vesting Tentative Tract Map 8195 (SUB14-011); Planned Development – Residential 14-005; Site Plan Design Review 14-022; and Development Agreement 15-001
- Project Planner: Frank Guido

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve General Plan Amendment 14-002, Vesting Tentative Tract Map 8195 (SUB14-011), Planned Development – Residential 14-005, Site Plan Design Review 14-022, and Development Agreement 15-001, subject to conditions.

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

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

7.01 Status Update on the BART to Isabel Extension and Development of the Isabel Neighborhood Plan

**8. ADJOURNMENT – To a regular Planning Commission meeting on July 21, 2015 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.**