



PLANNING COMMISSION

AGENDA

TUESDAY, OCTOBER 18, 2016

REGULAR MEETING – 7:30 PM

COUNCIL CHAMBERS
3575 PACIFIC AVENUE
LIVERMORE, CA 94550

PLANNING COMMISSION

Gina Bonanno, Chairperson
Bryan Fagundes, Vice Chairperson
Erik Bjorklund, Commissioner
Loretta Kaskey, Commissioner
Neal Pann, 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, OCTOBER 18, 2016

REGULAR MEETING – 7:30 PM

**COUNCIL CHAMBERS
3575 PACIFIC AVENUE
LIVERMORE, CA 94550**

1. CALL TO ORDER 7:30 PM

- 1.01 Roll Call
- Gina Bonanno, Chairperson
Bryan Fagundes, Vice Chairperson
Erik Bjorklund, Commissioner
Loretta Kaskey, Commissioner
Neal Pann, Commissioner

- 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 September 6, 2016 Planning Commission Meeting Minutes [MINUTES](#)
- 3.02 Approval of September 20, 2016 Planning Commission Meeting Minutes [MINUTES](#)

4. PROJECT REVIEW – None.

5. PUBLIC HEARINGS

- 5.01 Hearing to consider a proposal to construct seven buildings, including six residential buildings, ranging from one to two stories, to provide 44 units of affordable, supportive housing for adults with developmental disabilities, and one single-story multipurpose building. The development will preserve the existing historic single-family home and convert it into service offices and an on-site manager's residence. The project will provide 24 parking spaces, a new signalized driveway onto First Street, onsite amenities, open space, and landscaping, including the preservation of 30 existing trees. The project includes a proposed General Plan Amendment to change the land use designation from Urban Low Medium Residential to Urban High-3 Residential and a proposed Rezoning from Planned Unit Development 49-89 and Open Space – Agriculture to Multiple Family Residential. Proposed demolition work will include the removal of an existing garage and shed, removal of one existing driveway, and removal of 26 trees. The development will involve the extension of utilities to the site and street frontage improvements and median modifications in First Street.

[STAFF
REPORT](#)

[PLANS](#)

[CEQA](#)

[App A](#)

[App B](#)

[App C](#)

[App D](#)

[App E](#)

[App F](#)

[App G](#)

[App H](#)

- Location: 4260 First Street
- Site Area: 2.1± net acres (2.6± gross acres)
- Applicant: MidPen Housing Corporation
- Application Numbers: Site Plan Design Review 16-015; Subdivision 16-007; General Plan Amendment 16-003; Zoning Map Amendment 16-003; Certificate of Appropriateness 16-007; and Housing Implementation Program 16-003
- Public improvements: Extension of utilities, including sewer, water, storm drainage; improvements to street frontage landscaping, lighting, sidewalk, curb, and gutter; and street frontage and median improvements.
- Zoning: Planned Unit Development (PUD) 49-89 and Open Space – Agriculture (OS-A)
- General Plan: Urban Low Medium Residential (2 to 3 units per acre)
- Historic Status: A Certificate of Appropriateness is required for modifications to the exterior of the existing residence that dates to 1927 and the demolition of a garage and shed dating to 1927 and the 1940s, respectively.
- CEQA: An Initial Study and Mitigated Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Project Planner: Benjamin Murray

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council certify the environmental document and approve Site Plan Design Review 16-015, Subdivision 16-007, General Plan Amendment 16-003, Zoning Map Amendment 16-003, Certificate of Appropriateness 16-007, and Housing Implementation Program 16-003, subject to conditions.

6. MATTERS FOR CONSIDERATION – None.

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

7.01 Completed Matters Initiated MIP15-010 – Landscape rock [REPORT](#)

7.02 Completed Matters Initiated MIP16-005 – El Pollo Loco [REPORT](#)

8. ADJOURNMENT – To a regular Planning Commission meeting on November 1, 2016 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.