



## PLANNING COMMISSION

### AGENDA

TUESDAY, DECEMBER 6, 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, DECEMBER 6, 2016**

**REGULAR MEETING – 7:30 PM**

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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 – None.**

**4. PROJECT REVIEW – None.**

## 5. PUBLIC HEARINGS

5.01 Hearing to redesignate the General Plan and zoning of the Sonoma Elementary School site from educational to residential, to demolish the school, and to, subdivide and construct 54 single-family residential homes (Vesting Tentative Tract Map 8343). The proposed General Plan designation is Urban Medium High Residential (4.5-6.0 dwellings per acre) and the proposed Zoning designation is Low Density Residential (RL). The project proposes to construct two-story, detached homes ranging in size from approximately 2,100 to 3,000 square feet on the lots, and provide open space/water quality swales, landscaping, public streets, sidewalk, lighting, utilities and other related improvements. The project includes a Site Plan Design Review to review the site, house, and landscape designs. It includes a Certificate of Appropriateness to demolish all structures on the elementary school site, which are over 50 years old, including but not limited to classroom, auditorium, and library buildings.

- Location: Addresses include 543, 559, 555, and 599 Sonoma Avenue
- Site Area: 9± acres
- Applicant: William Lyon Homes
- Application Numbers: General Plan Amendment (GPA) 16-002, Zoning Map Amendment (ZMA) 16-001, Vesting Tentative Tract Map (VTTM) 8343 (SUB16-003), Site Plan Design Review (SPDR) 16-011, and Certificate of Appropriateness (COA) 16-011
- Public improvements: Extension of utilities, including sewer, water, storm drainage, street frontage landscaping, lighting, streets, sidewalk, curb, and gutter.
- Zoning: Education and Institution (E)
- General Plan: Community Facility – School (CF-S)
- Historic Status: The Historic Preservation Commission considered staff determination that no historic resources (as defined at CEQA Guidelines section 15064.5) are present within the project area at their November 3, 2016, meeting and recommends to Planning Commission a finding of no historic resources.
- CEQA: An Initial Study and Mitigated Negative Declaration will be considered.
- Project Planner: Frank Guido

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council certify the environmental document and approve General Plan Amendment (GPA) 16-002, Zoning Map Amendment (ZMA) 16-001, Vesting Tentative Tract Map (VTTM) 8343 (SUB16-003), Site Plan Design Review (SPDR) 16-011, and Certificate of Appropriateness (COA) 16-011, subject to conditions.

## [REPORT](#)

### CEQA

#### [Initial Study](#)

#### Appendices

##### [A - Plans](#)

##### [B - Air](#)

##### [C - Biological](#)

##### [D - Cultural](#)

##### [E - Geologic](#)

##### [F - GHG](#)

##### [G - Hazards](#)

##### [H - Hydro](#)

##### [I - Noise](#)

##### [J - Traffic](#)

## 6. MATTERS FOR CONSIDERATION

- 6.01 Request for Planning Commission input on proposed modifications to The Shoppes at Livermore development, a previously-approved retail center on a 13.1±-acre site at the southeast corner of Jack London Boulevard and El Charro Road in the El Charro Specific Plan. The proposed modifications include revisions to the building architecture and footprint and associated modifications to the sidewalks, parking lot, and landscape. The approved project includes 125,000± square feet of building area for a mix of retail and restaurant uses. The approved buildings range in height from 22 to 26 feet with architectural features, such as decorative entries, raised parapets, and towers, ranging from 30 to 35 feet. The proposed project includes 120,000± square feet of building area. Proposed building heights range from 22 to 28 feet with architectural features ranging from 30 to 40 feet. The approved project provides 670± parking spaces, including 130± spaces on land to be leased from the City of Livermore (a ratio of one space per 187 square feet of building area). The revised project proposes 630± parking spaces, which maintains a ratio on one space per 190 square feet of building area).

[REPORT](#)

- Location: 3001 El Charro Road (southeast corner of Jack London Boulevard and El Charro Road)
- Site Area: Gross project site area of 13.1± acres includes an 11.6±-acre development site plus a 1.5±-acre City-owned parcel for parking
- Applicant: Shoppes at Livermore, LLC
- Application Number: Site Plan Design Review Modification (SPDRM) 16-025
- Public improvements: The 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.
- Zoning: Planned Development-El Charro Specific Plan-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.
- Project Planner: Benjamin Murray

Recommendation: Staff recommends the Planning Commission provide input regarding the project's consistency with the El Charro Specific Plan and Design Standards and Guidelines and continue the item for reconsideration at a future hearing.

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

7.01 Completed Matters Initiated MIP16-007 – Residential care facility

[REPORT](#)

**8. ADJOURNMENT** – To a regular Planning Commission meeting on December 20, 2016 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.