



PLANNING COMMISSION

AGENDA

TUESDAY, MAY 16, 2017

REGULAR MEETING – 7:30 PM

COUNCIL CHAMBERS
3575 PACIFIC AVENUE
LIVERMORE, CA 94550

PLANNING COMMISSION

Bryan Fagundes, Chairperson
Erik Bjorklund, Vice Chairperson
Gina Bonanno, 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, MAY 16, 2017

REGULAR MEETING – 7:30 PM

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

1. CALL TO ORDER 7:30 PM

- 1.01 Roll Call
- Bryan Fagundes, Chairperson
Erik Bjorklund, Vice Chairperson
Gina Bonanno, 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 consider Lifestyle Rx building expansion of second floor to accommodate additional rehab therapy on first floor, move of health club use to second floor, and conversion of basketball gym to medical office use, and parking lot and site modifications; including a General Plan Amendment (GPA 17-001) creating a new General Plan land use designation of Large Office Commercial allowing a maximum floor area ratio of 0.60. This new land use designation will be applied to the subject site. The Planned Development Amendment (PD16-003) proposes rezoning the parcel at 197 South S Street from Commercial Office (CO) to Planned Development-Commercial (PD-C 00-176) to provide additional parking for the medical campus. The Certificate of Appropriateness (COA 16-031) application proposes the demolition of the existing building at 197 South S Street.

[Report](#)

- Location: 197 South S Street and 1111-1133 East Stanley Boulevard
- Site Area: 13.19± acres
- Applicant: Joseph Callahan, Livermore Lifestyle Associates, LLC, and Chris Faber, Stanford Health Care - ValleyCare
- Application Numbers: General Plan Amendment (GPA) 17-001, Planned Development (PD) Amendment 16-003; Site Plan Design Review Modification (SPDRM) 16-034, and Certificate of Appropriateness (COA) 16-031
- Public improvements: None
- Zoning: Planned Development-Commercial (PD-C 00-176) and Commercial Office (CO)
- General Plan: Office Commercial (OC)
- Historic Status: None
- CEQA: An Initial Study and a Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Project Planner: Scott Lee

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council certify the environmental document and approve General Plan Amendment (GPA) 17-001, Planned Development (PD) Amendment 16-003, and Site Plan Design Review Modification (SPDRM) 16-034, subject to conditions, and approve Certificate of Appropriateness (COA) 16-031.

5.02A Hearing to consider General Plan Amendment (GPA) 17-002 and Development Code Amendment (DCA) 17-002 relating to housing allocations for the Transferable Development Credits (TDC) Program in the Housing Implementation Program (HIP) to extend the allocation guarantee for an additional three years (2017-2019). Unused TDC allocations would carry forward to subsequent years beyond 2019.

[Report](#)

5.02B Hearing to consider Policy Proposal (POL) 17-001, relating to the 2017 Community Services and Infrastructure Report, which assesses the City's capacity to accommodate residential growth, and the 2017-2019 Housing Implementation Program regulations, which establish the number of

[Report](#)
[CSIR](#)

allocations available and the process for granting allocations from 2017-2019.

- Location: Various
- Site Area: Various
- Applicant: City of Livermore
- Application Numbers: General Plan Amendment (GPA) 17-002, Development Code Amendment (DCA) 17-002, and Policy Proposal (POL) 17-001
- Public improvements: N/A
- Zoning: Various
- General Plan: Various
- Historic Status: None
- CEQA: Recommend finding that a previous environmental document, the 2003-2025 General Plan Update Environmental Impact Report (SCH 2003032038), adequately addresses this project.
- Project Planner: Susan Frost

Recommendation: Staff recommends the Planning Commission adopt resolutions recommending the City Council certify the environmental document and approve General Plan Amendment (GPA) 17-002, Development Code Amendment (DCA) 17-002, and Policy Proposal (POL) 17-001.

6. MATTERS FOR CONSIDERATION

6.01 Informal introduction of the proposed project to implement the City's Arroyo Vista Neighborhood Plan (adopted in 2007) and preliminary review of the proposed architecture, landscaping, and subdivision layout.

[Report](#)

- Project Description: 435 residential units (four product types) with associated amenities and a multi-use trail
- Location: North side of Las Positas Road, south of Arroyo Vista Road and west of Bennett Drive, on either side of the Arroyo Seco Channel
- Applicant: SummerHill Homes
- Site Area: 29± acres
- Zoning: PUD 246-81 (proposed rezoning to Planned Development)
- General Plan Designation: Low Intensity Industrial (LII) / Urban High Residential (UH-3) with a floating Open Space (OS) overlay
- Application Numbers: Vesting Tentative Tract Map (VTTM) 8379 (SUB16-010), Planned Development (PD) 16-004, Site Plan Design Review (SPDR) 16-027
- Project Planner: Lori Parks

Recommendation: Staff recommends the Planning Commission provide preliminary comments on proposed architecture, landscaping, and subdivision layout.

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

- 8. ADJOURNMENT** – To an adjourned regular Planning Commission meeting on May 30, 2017, at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.

The regular Planning Commission meeting on June 6, 2017, is cancelled.

Supplemental Materials

[Memo](#)