



PLANNING COMMISSION

AGENDA

TUESDAY, NOVEMBER 7, 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 CA RELAY 711 (TDD) AT LEAST 72 HOURS IN ADVANCE OF THE MEETING.



PLANNING COMMISSION AGENDA

TUESDAY, NOVEMBER 7, 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 a request to modify Conditional Use Permit (CUP) 14-005 for expansion of an existing commercial recreation use (Lost World Adventures) into northern remainder of an existing warehouse building.
- Location: 6538 Patterson Pass Road, Suite G
 - Site Area: 18,000± square feet
 - Applicant: Diane Gibbs-Peterson
 - Application Number: Conditional Use Permit Modification (CUPM) 17-003
 - Public improvements: None
 - Zoning: Heavy Industrial (I-3)
 - General Plan: High-Intensity Industrial (HII)
 - Historic Status: None
 - CEQA: This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15301, which exempts interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.
 - Project Planner: Jake Potter

[REPORT](#)

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Conditional Use Permit Modification (CUPM) 17-003, subject to conditions.

- 5.02 Hearing to consider proposed revisions to the Republic Square development, an approved commercial development on a 23.1±-acre site east of Livermore Premium Outlets. The project seeks approval of the following modification to the approved project: 1) remove and replace the proposed car dealership with 500± shared parking spaces for San Francisco Premium Outlets (land purchase by Simon Properties from Republic) and relocate a driveway on Freisman Road; 2) revise Retail A building to reduce its square footage and adjust certain architectural details; 3) remove and replace the previously approved Retail B building and associated parking with a 104-room hotel and related parking and improvements; and 4) provide architecture for previously approved Retail C and Restaurant E buildings. Restaurant E also seeks a Conditional Use Permit for a drive-through. The revised project now includes a total of 282,000± square feet of building area, including retail, restaurants, and two hotels. The project proposes 1,237± onsite parking spaces and related on and off-site landscape improvements.
- Location: 2000 Freisman Road (Southeast quadrant of Livermore Outlets Drive and Freisman Road)
 - Site Area: 24.1± gross acres (23.1± net acres)
 - Applicant: Republic Family of Companies
 - Application Numbers: Subdivision Amendment (SUBA) 17-001 [amending Vesting Tentative Parcel Map (VTPM) 10525], Site Plan Design Review Modification (SPDRM) 17-025, and Conditional Use Permit (CUP) 17-005

[REPORT](#)

- Public improvements: The project includes improvements to the east side of Livermore Outlets Drive along the project frontage, reconstruction and relocation of Freisman Road along the project frontage, construction of a new public road along the eastern edge of the project and Freisman Park, 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-RC)
- 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 adopt resolutions certifying the environmental document and approving Subdivision Amendment (SUBA) 17-001 [amending Vesting Tentative Parcel Map (VTPM) 10525], Site Plan Design Review Modification (SPDRM) 17-025, and Conditional Use Permit (CUP) 17-005, subject to conditions.

6. MATTERS FOR CONSIDERATION – None.

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

8. ADJOURNMENT – To a regular Planning Commission meeting on November 21, 2017 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.