



## PLANNING COMMISSION

### AGENDA

TUESDAY, MARCH 6, 2018

REGULAR MEETING – 7:30 PM

COUNCIL CHAMBERS  
3575 PACIFIC AVENUE  
LIVERMORE, CA 94550

## PLANNING COMMISSION

Erik Bjorklund, Chairperson  
Neal Pann, Vice Chairperson  
Gina Bonanno, Commissioner  
Bryan Fagundes, Commissioner  
Loretta Kaskey, 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 Division no later than noon on the Thursday five days 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 five days prior to the meeting will be copied and given to the Planning Commission the night of the meeting, provided the materials are received in the Planning Division office by 12:00 p.m. on the day of the meeting; however, it is unlikely the Planning Commission will be able to read the materials before the start of the meeting. Therefore, it is suggested 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 Division, 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) 960-4450 (VOICE) OR CA RELAY 711 (TDD) AT LEAST 72 HOURS IN ADVANCE OF THE MEETING.



## **PLANNING COMMISSION AGENDA**

**TUESDAY, MARCH 6, 2018**

**REGULAR MEETING – 7:30 PM**

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

**1. CALL TO ORDER 7:30 PM**

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

- 4.01 Request to consider expanding an existing 36,985 square foot manufacturing/warehouse facility by another 36,519 square feet (total 73,504± square feet), in an architectural design that extends the existing design, to provide increased manufacturing/warehouse capacity.
- Location: 7100 National Drive

[REPORT](#)

- Site Area: 3.4± acres
- Applicant: David Miller/FM Industries
- Application Number: Site Plan Design Review Modification (SPDRM) 17-038
- Public improvements: Includes curb cuts, and driveways.
- 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) per CEQA Guidelines Section 15332 because the project is an infill industrial warehouse project on a site under 5 acres, that conforms to zoning and General Plan designations, substantially surrounded by urban uses and has no value for endangered, rare or threatened species.
- Project Planner: Frank Guido

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Site Plan Design Review Modification (SPDRM) 17-038, subject to conditions.

## 5. PUBLIC HEARINGS

5.01 Hearing to consider a request to demolish the existing buildings comprising the Residence Inn and develop two new hotel buildings, Hyatt House and Hyatt Place, a one-level below-grade parking garage, landscaping, and associated site improvements.

[REPORT](#)

- Location: 1000 Airway Boulevard
- Site Area: 3.07± acres
- Applicant: Michael W. N. Chiu
- Application Numbers: Conditional Use Permit Modification (CUPM) 16-002 and Site Plan Design Review (SPDR) 16-009
- Public improvements: Project will connect to existing public utilities
- Zoning: Planned Development-Industrial (PD-I) 00-181
- General Plan: Business and Commercial Park (BCP)
- Historic Status: None
- CEQA: Recommend finding the project is categorically exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332, Infill Development Projects.
- Project Planner: Scott Lee

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Conditional Use Permit Modification (CUPM) 16-002 and Site Plan Design Review (SPDR) 16-009, subject to conditions.

Hearing to consider a proposal from Legacy Partners to redevelop the former Groth Brothers Chevrolet site, which occupies the block bounded by First Street, South L Street, South M Street, and Railroad Avenue, with a mixed-use development consisting of two buildings that, together, contain 222 apartments and approximately 14,000 square feet of ground-floor retail space. One proposed building fronts onto First Street and contains approximately 14,000 square feet of ground-floor retail space with 34 apartments in two floors above. A surface parking lot with 49 spaces serves the retail space. A second building, located on the northern half of the site ranges from three to four stories and contains 188 apartments and 392 parking spaces contained within an internal multi-level parking structure. The development includes public and private amenities, including publicly accessible landscaped courtyards, a public path that connects South M Street with Railroad Avenue, and a private rooftop terrace and swimming pool for residents. The proposed Certificate of Appropriateness is needed to authorize the demolition of four existing buildings, including an ancillary building, that are more than 50 years old. A Tree Removal authorization is required to remove existing on-site trees.

- Location: 1934-1962 First Street and 57-59 South L Street
- Site Area: 4± acres
- Applicant: Legacy Partners
- Application Numbers: Downtown Design Review (DDR 17-012), Tentative Parcel Map 10757 (TPM 10757), Subdivision (SUB17-008), Certificate of Appropriateness (COA17-019), and Tree Removal (TREE17-006)
- Public improvements: The project will widen Railroad Avenue and South L Street to accommodate parallel parking bays, tree pockets, and new curb, gutter, and sidewalk. The project will add angled parking on First Street, continuing the Downtown Core flex zone, and angled parking on the east side of South M Street.
- Zoning: Downtown Specific Plan (DSP), Subareas 1 and 2
- General Plan: Downtown Area (DA)
- Historic Status: 6Z (not eligible for listing on the National Register).
- CEQA: A CEQA Infill Environmental Checklist and Mitigated Negative Declaration, consistent with Section 21094.5 of the Public Resources Code and Section 15183.3 of the CEQA Guidelines, will be considered.
- Project Planner: Benjamin Murray

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying a Mitigated Negative Declaration and approving Certificate of Appropriateness (COA) 17-019, Downtown Design Review (DDR) 17-012, Tentative Parcel Map 10757 (SUB 17-008), and Tree Removal (TREE) 17-006 authorizing the development of a mixed-use residential and retail development known as Legacy Livermore.

6. **MATTERS FOR CONSIDERATION** – None.
7. **MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**
8. **ADJOURNMENT** – To a regular Planning Commission meeting on March 20, 2018 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.