



## PLANNING COMMISSION

### AGENDA

TUESDAY, MAY 1, 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, MAY 1, 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 – None.**

**5. PUBLIC HEARINGS**

- 5.01 Hearing to consider a request to develop a vacant 2.9±-acre site with a three-story, 34± foot tall, 84,560± square foot hotel consisting of 116 guest rooms, an indoor pool, a dining/living room area, a small fitness room, and a small conference room. The proposal also includes building signage, a monument sign,

onsite parking, landscaping, storm-water-treatment improvements, and an interior courtyard with full-court basketball.

- Location: Armstrong Street, south of Kitty Hawk Road, easterly adjacent to the intersection of Armstrong Street and Earhart Way (APN: 904-4-67)
- Site Area: 2.9± acres
- Applicant: LN Hospitality Livermore, LLC
- Application Numbers: Conditional Use Permit 17-010 (CUP17-010) and Site Plan Design Review 17-031 (SPDR17-031)
- Public improvements: Project will connect to existing public utilities
- Zoning: Planned Development (PD) 17
- 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, Class 32, Infill Development Projects.
- Project Planner: Turhan Sonmez

This item is continued to May 15, 2018.

5.02 Hearing to consider a proposed Master Sign Program for the Shops at Livermore commercial development. The project includes an amendment to the Planned Development-El Charro Specific Plan-Highway Regional Commercial zoning district to incorporate the proposed sign standards.

- Location: Southeast quadrant of El Charro Road and Jack London Boulevard
- Site Area: 13± acres (11.5 development site with 1.5-acre overflow parking lot)
- Applicant: Arrow Sign Company for Livermore Investments, LLC
- Application Numbers: Planned Development 17-002 (PD17-002) and Master Sign Program 18-002 (MSP18-002)
- Public improvements: None
- Zoning: Planned Development-El Charro Specific Plan-Highway Regional Commercial (PD-ECSP-HRC)
- 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 15311, Accessory Structures, which exempts the construction of minor structures, including on-premise signs.
- Project Planners: Jake Potter and Benjamin Murray

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council certify the environmental document and approve Planned Development Amendment 17-002 and Master Sign Program 18-002.

[Staff Report & Attachments](#)

5.03 The Isabel Neighborhood Specific Plan would establish land use regulations for the development of a complete transit-oriented neighborhood in the area surrounding the proposed BART station in the median of I-580, just east of Isabel Avenue. The Specific Plan would allow up to 4,095 new multi-family housing units and approximately 2.1 million square feet of net new non-residential uses. It identifies the necessary infrastructure to serve the planned development, including three new neighborhood parks, multi-use trails, and pedestrian and bike facilities. The Specific Plan also includes an Affordable Housing Strategy, phasing program, implementation tools, and preliminary Infrastructure Financing Strategy.

- Location: The Planning Area for the Isabel Neighborhood Specific Plan is located in northwest Livermore, and is bisected by Interstate 580 in an area developed primarily with industrial and commercial uses, residential uses, Las Positas College, and several large undeveloped sites.
- Site Area: 1,100± acres
- Applicant: City of Livermore
- Application Numbers: Specific Plan 18-001 (SP18-001); Development Code Text Amendments (DCA18-001); Annexation - Pre-Zoning (APZ18-001); General Plan Text and Map Amendments (GPA18-001); Housing Implementation Program Amendments (POL18-001); Zoning Map Amendment (ZMA18-001) to rescind the following Planned Developments (PD) and Planned Unit Developments (PUD): PUD 116, PDI 06-008, PD 17, PDC 00-195, PDR 01-016, PDI 00-188, PDI 03-003, PDI 01-020 and PDR 01-001, and replace with Isabel Neighborhood Specific Plan zoning (INSP); Planned Development Amendment (PD18-001) to amend PUD 153-84; Planned Development Amendment (PD18-006) to amend PDI 00-181; Planned Development Amendment (PD18-007) to amend PDI 01-002; and Planned Development Amendment (PD18-009) to amend PD 16.
- Public Improvements: All planned infrastructure necessary to serve the planned development such as roads, utilities, and parks.
- Zoning: Various. The project proposes to rezone the Planning Area to Isabel Neighborhood Specific Plan (INSP).
- General Plan: Various. The project proposes to change the land use designation of Planning Area to Isabel Neighborhood (IN).
- Historic Status: One property in the Specific Plan Area (Gandolfo Ranch on East Airway Boulevard) was identified in the Draft Environmental Impact Report for the Isabel Neighborhood Specific Plan as potentially eligible for listing in the National Register of Historic Places.
- CEQA: Isabel Neighborhood Specific Plan Environmental Impact Report SCH# 2016042039
- Project Planner: Ashley McBride
- Project website: [www.cityoflivermore.net/BART](http://www.cityoflivermore.net/BART)

Recommendation: Staff recommends the Planning Commission adopt resolutions recommending the City Council approve the Isabel Neighborhood Specific Plan and associated policy amendments and certify the Environmental Impact Report.

<a href="#"><u>Staff Report</u></a>	Draft Isabel Neighborhood Specific Plan, dated January 2018
<a href="#"><u>Attachment 1</u></a>	Proposed Isabel Neighborhood Specific Plan Revisions, dated April 27, 2018
<a href="#"><u>Attachment 2</u></a>	
<a href="#"><u>Attachment 3</u></a>	Planning Commission Staff Report and Meeting Minutes, dated July 5, 2016
<a href="#"><u>Attachment 4</u></a>	Planning Commission Staff Report and Meeting Minutes, dated August 16, 2016
<a href="#"><u>Attachment 5</u></a>	City Council Staff Report and Meeting Minutes, dated September 12, 2016
<a href="#"><u>Attachment 6</u></a>	Planning Commission Staff Report and Meeting Minutes (draft), dated February 6, 2018
<a href="#"><u>Attachment 7</u></a>	Isabel Neighborhood Specific Plan Land Use Diagram
<a href="#"><u>Attachment 8</u></a>	Gateway Height Limits
<a href="#"><u>Attachment 9</u></a>	Shea Sage West Height Limits
<a href="#"><u>Attachment 10</u></a>	Phasing Subareas (Figure 7-1 of the Draft Specific Plan)
<a href="#"><u>Attachment 11</u></a>	Airport Land Use Commission Staff Report and Resolution, dated January 31, 2018
<a href="#"><u>Attachment 12</u></a>	Livermore Airport Commission Staff Report and Meeting Minutes, dated February 12, 2018
<a href="#"><u>Attachment 13</u></a>	Historic Preservation Commission Staff Report and Meeting Minutes (draft), dated March 1, 2018
<a href="#"><u>Attachment 14</u></a>	Draft Environmental Impact Report
<a href="#"><u>Attachment 15</u></a>	Final Environmental Impact Report
Attachment 16	Planning Commission Resolutions:
<a href="#"><u>Attachment 16a</u></a>	CEQA Resolution and Findings
<a href="#"><u>Attachment 16b</u></a>	Isabel Neighborhood Specific Plan (SP18-001)
<a href="#"><u>Attachment 16c</u></a>	General Plan Text and Map Amendments (GPA18-001)
<a href="#"><u>Attachment 16d</u></a>	Development Code Text Amendments (DCA18-001), Zoning Map Amendments ZMA18-001), and Annexation - Pre-Zoning (APZ18-001)
<a href="#"><u>Attachment 16e</u></a>	Housing Implementation Program Amendments (POL18-001)
<a href="#"><u>Attachment 16f</u></a>	Planned Development Amendment (PD18-001)
<a href="#"><u>Attachment 16g</u></a>	Planned Development Amendment (PD18-006)
<a href="#"><u>Attachment 16h</u></a>	Planned Development Amendment (PD18-007)
<a href="#"><u>Attachment 16i</u></a>	Planned Development Amendment (PD18-009)
<a href="#"><u>Attachment 17</u></a>	Public comments received after close of the Draft EIR Comment Period

**6. MATTERS FOR CONSIDERATION – None.**

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

**8. ADJOURNMENT –** To a regular Planning Commission meeting on May 15, 2018 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.