



PLANNING COMMISSION

AGENDA

TUESDAY, MAY 15, 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 15, 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. [Report](#)
- 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 was continued from the May 1, 2018, meeting.

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Conditional Use Permit (CUP 17-010) and Site Plan Design Review (SPDR 17-031), subject to conditions.

- 5.02 Hearing to consider a proposed Development Agreement and reconsider 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 [Report](#)

Appropriateness is necessary 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. The proposed Development Agreement would secure off-site public improvements.

- Location: 1934-1962 First Street and 57-59 South L Street
- Site Area: 4± acres
- Applicant: Legacy Partners
- Application Numbers: Development Agreement (DA) 18-002, 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 resolutions recommending the City Council certify a Mitigated Negative Declaration and approve Development Agreement (DA 18-002), Downtown Design Review (DDR 17-012), Tentative Parcel Map 10757 (SUB 17-008), and Tree Removal (TREE 17-006), subject to conditions.

The Historic Preservation Commission and staff recommend the Planning Commission adopt the resolution approving Certificate of Appropriateness (COA 17-019) for the demolition of buildings over 50 years old on the site.

- 5.03 Hearing to consider the proposed Bicycle, Pedestrian, and Trails Active Transportation Plan (ATP). The project is located in the City's Planning Area and encompasses land in unincorporated Alameda County. The ATP recommends a variety of shared paths, bikeway facilities, and pedestrian enhancements at various locations throughout the Livermore Planning Area that are aimed at improving safety and access to schools, community facilities, parks, and downtown, facilitating crosstown routes, and increasing connectivity throughout Livermore, to adjacent jurisdictions, and to regional open spaces and job centers. The ATP includes a set of goals, policies, and implementation principles that guide Livermore's bicycle and pedestrian network improvements. The ATP recommends network and programmatic

[Report](#)

improvements to help accomplish the ATP's objectives of increased safety, comfort, and connectivity. The ATP proposed network would be implemented over a long period of time as funding and/or approval of physical improvements occur. The ATP includes updated Design Guidelines, which together will replace the 2001 Bikeways and Trails Master Plan and corresponding 2001 Design Guidelines and Best Practices.

- Location: Livermore Planning Area
- Site Area: Livermore Planning Area
- Applicant: City of Livermore
- Application Numbers: Capital Improvement Project (CIP# 201024), Policy Implementation (POLI18-001), General Plan Amendment (GPA) 18-004 (Circulation Element), Municipal Code Amendment (MUNI) 18-001, Development Code Amendment (DCA)18-004
- Public improvements: None
- Zoning: Various
- General Plan: Various
- Historic Status: Various
- CEQA: An Initial Study and Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act.
- Project Planners: Debbie Bell and Andy Ross

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve the Livermore Bicycle, Pedestrian, and Trails Active Transportation Plan and Design Guidelines, amend the General Plan and Municipal Code, and adopt the Mitigated Negative Declaration.

6. MATTERS FOR CONSIDERATION – None.

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

8. ADJOURNMENT – To a regular Planning Commission meeting on June 5, 2018 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.