



PLANNING COMMISSION

AGENDA

TUESDAY, AUGUST 7, 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, AUGUST 7, 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

- 3.01 Approval of June 19, 2018 Planning Commission Meeting Minutes

[Document](#)

4. PROJECT REVIEW

- 4.01 Consideration of development of a vacant 0.76± acre site with a 24-foot tall, 2,400± square foot Wendy's fast-food restaurant. The proposal also includes onsite parking, landscaping, stormwater treatment improvements, outdoor seating, and a drive-through lane.

[Report](#)

- Location: 207 South Vasco Road (APN: 99B-8121-10)
- Site Area: 0.76± acres
- Applicant: Holt Construction, Inc.
- Application No.: Site Plan Design Review (SPDR) 18-001
- Public Improvements: Project will connect to existing public utilities.
- Zoning: Heavy Industrial (I-3)
- General Plan: High-Intensity Industrial (HII)
- 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 15303, Class 3(c), which exempts the construction of small structures, including restaurants, not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area.
- Project Planner: Turhan Sonmez

This item was continued from the July 17, 2017, meeting.

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Site Plan Design Review (SPDR) 18-001, subject to conditions.

5. MATTERS FOR CONSIDERATION

- 5.01 Request to consider a General Plan Consistency Determination for the acquisition of approximately 0.3 acres and disposition of approximately 3.8 acres of real property located generally between N L Street, Railroad Avenue, First Street, and the Bankhead Theater, known as the Downtown Core Catalyst site in order to implement the Downtown Core Concept Plan. The properties include in whole or in part portions of various Assessor Parcel Numbers (APNs). [Report](#)

- Location: N L Street to the west, Railroad Avenue to the north, First Street to the south, and the Bankhead Theater to the east. Assessor Parcel Numbers (APNs): 97-1-26-1, 97-1-26-2, 97-1-36, 98-289-18, 97-1-28-2, 98-298-21, 98-289-20, 98-289-19, 98-289-2-1, 97-1-32, 98-407-29-2, 98-289-13-11, 98-407-13, 97-0001-022, and 97-0001-030.
- Site Area: 8.2± acres
- Applicant: City of Livermore
- Application Number: Consistency Determination (CD) 18-002
- Public improvements: None
- Zoning: Downtown Specific Plan (DSP)
- General Plan: Downtown Area (DA)
- Historic Status: None
- CEQA: A Consistency Determination for the acquisition and disposition of real property does not constitute a project for the purposes of the California Environmental Quality Act (CEQA). Therefore, no environmental review under CEQA is required.

- Project Planner: Andy Ross, Associate Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Consistency Determination (CD) 18-002.

- 5.02 Informal introduction of the L Street Parking Garage and Surface Lot Project and preliminary review of the proposed site layout, architecture, vehicular and pedestrian circulation, and landscape plan. [Report](#)
- Location: 50, 62, 74, and 90 South L Street; 2044-2048 First Street
 - Site Area: 4.12± acres
 - Applicant: City of Livermore
 - Application Numbers: Certificate of Appropriateness (COA) 18-022 and Downtown Design Review (DDR) 18-006
 - Public improvements: The entire project as described above is public.
 - Zoning: Downtown Specific Plan (DSP) – Downtown Core
 - General Plan: Downtown Area (DA)
 - Historic Status: A Certificate of Appropriateness application (COA 18-022) has been submitted for the proposed demolition of a building on the project site that is over 50 years old.
 - CEQA: Recommend finding the environmental impacts of the project were analyzed by, and the project is consistent with, the 2018 Addendum to the Downtown Specific Plan 2009 Supplemental Environmental Impact Report.
 - Project Planner: Ashley McBride

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

6. PUBLIC HEARINGS

- 6.01 Hearing to consider Downtown Specific Plan Amendments and an Addendum to the Downtown Specific Plan 2009 Supplemental Environmental Impact Report. The amendments enable the implementation of the downtown plan approved by the City Council. [Report](#)
- Location: Downtown Specific Plan Area – Downtown Core Land Use Area
 - Site Area: Various
 - Applicant: City of Livermore
 - Application Number: Specific Plan Amendment (SPPA) 18-001
 - Public improvements: None
 - Zoning: Downtown Specific Plan (DSP) – Downtown Core
 - General Plan: Downtown Area (DA)
 - Historic Status: Not Applicable
 - CEQA: A 2018 Addendum to the Downtown Specific Plan 2009 Supplemental Environmental Impact Report will be considered.
 - Project Planners: Benjamin Murray and Tricia Pontau

Recommendation: Staff recommends the Planning Commission find the project consistent with the 2003 General Plan and the City Council's direction for redevelopment of the Downtown Core and recommend the City Council certify the environmental document and approve Specific Plan Amendment 18-001.

7. PROJECT REVIEW

7.01 Consideration of a request to develop a four-story, 133-room hotel on the southeast corner of Railroad Avenue and South Livermore Avenue. The project also includes a public underground parking garage, new street frontage and median improvements, a new public street, surface parking with public ADA accessible stalls, storm water treatments, and landscaping.

[Report](#)

- Location: 2205 Railroad Avenue
- Site Area: 1.4± acres
- Applicant: Presidio Companies
- Application Number: Downtown Design Review (DDR) 18-015
- Public improvements: Street frontage improvements on Railroad Avenue and South Livermore Avenue, a new public street with surface parking including ADA accessible stalls connecting South Livermore Avenue and Railroad Avenue, and a public underground parking garage containing approximately 120 parking stalls.
- Zoning: Downtown Specific Plan (DSP) – Downtown Core
- General Plan: Downtown Area (DA)
- Historic Status: None
- CEQA: Recommend finding the environmental impacts of the project were analyzed by, and the project is consistent with, the 2018 Addendum to the Downtown Specific Plan 2009 Supplemental Environmental Impact Report.
- Project Planner: Tricia Pontau

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council certify the environmental document and approve Downtown Design Review (DDR) 18-015, subject to conditions.

8. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

9. **ADJOURNMENT** – To a regular Planning Commission meeting on August 21, 2018 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.