



PLANNING COMMISSION

AGENDA

TUESDAY, AUGUST 20, 2019

REGULAR MEETING – 7:00 PM

COUNCIL CHAMBERS
3575 PACIFIC AVENUE
LIVERMORE, CA 94550

PLANNING COMMISSION

Gina Bonanno, Chairperson
Bryan Fagundes, Vice Chairperson
Jacob Anderson, Commissioner
Erik Bjorklund, Commissioner
John Stein, Commissioner

PLEASE NOTE OUR NEW START TIME!
Planning Commission meetings now begin at 7:00 pm.



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 CONTACT THE ADA COORDINATOR AT ADACOORDINATOR@CITYOFLIVERMORE.NET OR CALL (925) 960-4170 (VOICE) OR (925) 960-4104 (TDD) AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE MEETING.



PLANNING COMMISSION AGENDA

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TUESDAY, AUGUST 20, 2019

REGULAR MEETING – 7:00 PM

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

1. CALL TO ORDER 7:00 PM

1.01 Roll Call
Gina Bonanno, Chairperson
Bryan Fagundes, Vice Chairperson
Jacob Anderson, Commissioner
Erik Bjorklund, Commissioner
John Stein, 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 July 16, 2019 Planning Commission Meeting Minutes

[Document](#)

4. PROJECT REVIEW – None.

5. PUBLIC HEARING

5.01 Hearing to authorize execution of the following Downtown Development Agreements:

[Report](#)

- A) Development Agreement (DA) 19-002 with Red Bear Property Management Inc. to construct approximately 8,600 square feet of commercial space on the southwest corner of Railroad Avenue and South Livermore Avenue.
- Location: 29 South Livermore Avenue and 2139 Railroad Avenue
 - Site Area: 0.30± acres
 - Applicant: Red Bear Property Management Inc.
 - Application Number: Development Agreement (DA) 19-002
 - Public improvements: To be determined
 - Zoning: Downtown Specific Plan (DSP) – Downtown Core
 - General Plan: Downtown Area (DA)
 - Historic Status: None
 - CEQA: Recommend finding the environmental impacts of the projects were analyzed by, and the project is consistent with, the 2019 Addendum to the Downtown Specific Plan 2009 Subsequent Environmental Impact Report.
 - Project Planner: Tricia Pontau, Assistant Planner

[DA19-002
Report](#)

- B) Development Agreement (DA) 19-003 with Shakespeare's Associates, Inc. dba Livermore Shakespeare Festival to construct an approximately 15,000 square foot Black Box Theater building.
- Location: North of Veterans Way midway between South L Street and South Livermore Avenue, adjacent to Stockmen's Park
 - Site Area: 0.30± acres
 - Applicant: Shakespeare's Associates, Inc. (dba Livermore Shakespeare Festival)
 - Application Number: Development Agreement (DA) 19-003
 - Public improvements: To be determined
 - 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 2019 Addendum to the Downtown Specific Plan 2009 Subsequent Environmental Impact Report.
 - Project Planner: Andy Ross, Associate Planner

[DA19-003
Report](#)

- C) Development Agreement (DA) 19-004 with Livermore Science and Society Center to construct an approximately 20,000 square foot museum and science themed education center.

[DA19-004
Report](#)

- Location: South side of Railroad Avenue between South L Street and South Livermore Avenue, adjacent to Stockmen's Park
- Site Area: 0.35± acres
- Applicant: Livermore Science and Society Center
- Application Number: Development Agreement (DA) 19-004
- Public improvements: To be determined
- 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 2019 Addendum to the Downtown Specific Plan 2009 Subsequent Environmental Impact Report.
- Project Planner: Andy Ross, Associate Planner

D) Development Agreement (DA) 19-005 with Eden Housing, Inc. to construct workforce housing comprised of up to 130 apartments of non-age restricted, multi-family rental units, which will be affordable for households with a range of incomes no greater than 120 percent of the Area Median Income for Alameda County.

[DA19-005 Report](#)

- Location: Southeast corner of Railroad Avenue and South L Street
- Site Area: 2.0± acres
- Applicant: Eden Housing, Inc.
- Application Number: Development Agreement (DA) 19-005
- Public improvements: To be determined
- 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 2019 Addendum to the Downtown Specific Plan 2009 Subsequent Environmental Impact Report.
- Project Planner: Benjamin Murray, Senior Planner

Recommendation: Staff recommends the Planning Commission adopt resolutions recommending the City Council certify the environmental documents and approve:

- A) Development Agreement (DA) 19-002 with Red Bear Property Management Inc.;
- B) Development Agreement (DA) 19-003 with Shakespeare's Associates, Inc. (dba Livermore Shakespeare Festival);
- C) Development Agreement (DA) 19-004 with Livermore Science and Society Center; and
- D) Development Agreement (DA) 19-005 with Eden Housing, Inc.

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

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

7.01 Completed Matters Initiated MIP19-006: Tree replacement at Civic Center Meeting Hall

[Report](#)

8. **ADJOURNMENT** – To a regular Planning Commission meeting on September 3, 2019 at 7:00 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.