



DOWNTOWN STEERING COMMITTEE

ACTION MINUTES

THURSDAY, MAY 25, 2017

WORKSHOP – 6:30 PM

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

1. CALL TO ORDER 6:30 PM

1.01	Roll Call	Bob Carling, Chairperson Bob Woerner, Vice Chairperson Dawn Argula Andrew Barker Erik Bjorklund Gina Bonanno Drew Felker Matt Ford Jeff Kaskey Dale Kaye Jean King	Monya Lane Sherry Nigg Bryan Petro Joan Seppala Lynn Seppala Rachael Snedecor Karl Wentz Phil Wentz
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Committee Members Drew Felker and Karl Wentz were absent/excused. All other Committee Members were present. Committee Member Erik Bjorklund arrived at 6:35 p.m. Committee Member Phil Wentz arrived at 6:45.

Staff present were Community Development Director Paul Spence, Planning Manager Steve Stewart, Deputy City Attorney Gabrielle Janssens, and Administrative Assistant Kelley Halverson. David Early and Carey Stone of PlaceWorks were also in attendance.

1.02 Pledge of Allegiance

2. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE DOWNTOWN STEERING COMMITTEE ON WORKSHOP ITEMS

John Stein said the committee should focus on the most important issues when making any decisions about a downtown hotel such as size, amenities, traffic, parking, and design.

Lisa Tromovitch said a downtown hotel would provide benefits for other businesses and events and support tourism in Livermore. downtown businesses

Frances Rice said she is concerned about parking.

Amy Hoopes introduced Chris Chandler.

Chris Chandler, Livermore Valley Winegrowers Association, provided a history on hotels in Livermore. Consideration of a hotel should be considered separate and before other downtown projects.

Jim Schmidt suggested approving a hotel next to the Bankhead Theater before everything else.

David Rounds said a hotel on the west side will be the hub of the other downtown projects.

Elizabeth Judge said the hotel should not go next to the Bankhead Theater because it would be limited to valet parking, which is inconvenient for some.

Sam Stone said traffic and access should be taken into consideration with selection of the hotel site.

Tom Jefferson said downtown needs more parking. A hotel should have green space in front and not be right against the sidewalk. He does not like the idea of valet parking.

Bill Zagotta said a downtown hotel should reflect Livermore's heritage.

David Kent said Livermore is overdue a destination wine country hotel. Hotels are the lifeblood of a wine country for attracting more than day-trippers.

Glenn Stewart suggested the hotel should complement the design of the Bankhead Theater and should provide meeting space and offices that can be rented by small businesses.

Jeff Williams, Tri-Valley Conservancy, read a letter from the conservancy dated May 9, 2017. A wine country hotel should be a priority before other downtown improvements.

Jim Murray said a hotel should be on the west side of Livermore Avenue for better access. The election results show that Livermore does not want houses jammed into the downtown.

Maryann Brent said a downtown hotel should be on the west side of Livermore Avenue with space for a small park and retail.

3. NEW BUSINESS

- 3.01 Approval of action minutes - April 13, April 27, and May 11, 2017 Downtown Steering Committee meetings.

MOTION BY D. KAYE, SECONDED BY M. FORD, TO APPROVE THE ACTION MINUTES OF APRIL 13, APRIL 27, AND MAY 11, 2017 (VOTE 17-0).

- 3.02 Downtown hotel:

- a) Presentation on hotel feasibility and design.

Russ Branson, PFM Group Consulting provided a presentation on a feasibility analysis for a downtown hotel.

Burton Miller, Hornberger + Worstell, provided a presentation on opportunities and constraints for a downtown hotel, including planning and design considerations for site selection.

- b) Presentation on conference space feasibility.

Suzanne Mellen HVS, provided a presentation on the feasibility of conference facilities.

Committee members asked questions and provided comments.

- c) Presentation from Presidio Companies.

Rikesh Patel, Presidio Companies, discussed the history of the project they had proposed to the City as well as the important elements for a successful downtown hotel project, including visibility and amenities.

Committee members asked questions and provided comments.

- d) Discussion on hotel information appropriate for outreach.

Committee members asked questions and provided comments.

- 3.03 Follow up discussion on public outreach options and methodologies – No update.

- 3.04 Identify issues of interest for the primary topic of the next meeting: Housing, retail, restaurant, open space and other uses.

Committee members said they would like the meeting to include information on the types of affordable housing and various funding options, residential parking requirements, and the City's housing goals.

4. **ADJOURNMENT** – At 9:27 p.m. to the next Downtown Steering Committee Workshop on Tuesday, June 6, 2017 at 6:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.