



## DOWNTOWN STEERING COMMITTEE

### ACTION MINUTES

TUESDAY, JUNE 6, 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 Wentе Phil Wentе
------	-----------	--	--

Chairperson Bob Carling and Committee Members Drew Felker, Matt Ford, Bryan Petro, and Karl Wentе were absent/excused. All other Committee Members were present.

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

Vice Chairperson Woerner made a statement to reiterate that the City Council's direction to the committee is to develop a public outreach program with an initial focus on the hotel and parking, noting that the Council needs to hear from the community prior to reaching a decision on the hotel.

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

John Stein said funding sources need to be identified for any improvements. Mixed uses have not been successful in suburbia. Live/work housing is problematic in high-density housing.

Tamara Reus said the big picture should be considered in planning the theater and hotel. Affordable housing and open space are important.

Doug Mann said the committee is not going to achieve what it hopes, but there can be lessons learned about traffic and the hotel. The project area should be expanded.

Tom Jefferson said it would be a bad idea to separate the hotel from the rest of the project. Housing is not appropriate downtown. The public comment period should be at the end of the meeting.

Glenn Stewart said there is a need for housing in Livermore, but not in the downtown.

Elizabeth Judge said the City needs to learn from previous mistakes. Parking is a very important consideration. The hotel should not be separated from the rest of the project.

Leslie Faught said the entire community should be considered with the project.

David Stark, Bay East Association of Realtors (BEAR), said homeownership is important to the community. BEAR could help evaluate any proposals put forward.

Maryann Brent said downtown should not be wasted on housing. Any housing downtown could not be affordable and is a drain on City services. The City needs a hotel, open space, and interesting retail.

Sue Steinberg said public comment should be at the end of the meeting. Housing does not belong in the middle of the City. The hotel should not be planned separate from the rest of the project. Plan alternatives should include the hotel on either side of Livermore Avenue.

Jim Schmidt said the project will require a long planning period, so the hotel should be considered separately.

## **3. NEW BUSINESS**

3.01 Approval of action minutes – May 25, 2017 Downtown Steering Committee meeting.

MOTION BY R. SNEDECOR, SECONDED BY S. NIGG, TO APPROVE THE ACTION MINUTES OF MAY 25, 2017 (VOTE 14-0).

### 3.02 Downtown Uses:

- a) Presentation on economics of housing, open space, retail, office, and other uses.

David Zehnder, EPS, provided a presentation on the economic issues of downtown improvements.

- b) Presentation on unique housing types: senior housing, co-housing, artist housing, and micro units.

Michael Pyatok, Pyatok Architects, provided a presentation on various housing types.

- c) Presentation on urban design principles and open space design.

Gregory Tung, FTS, provided a presentation on urban design issues.

Committee members asked questions and provided comments.

- d) Discussion on information appropriate for outreach.

Mr. Early stated that videos of the various presentations from this and previous meetings will be available on the yourlivermore.org website.

Committee members asked questions and provided comments.

### 3.03 Follow up discussion on public outreach options and methodologies.

David Early discussed the memo regarding Preliminary Ideas for a Downtown Public Engagement Plan dated June 2, 2017.

Committee members asked questions and provided comments. Mr. Early said committee members should send comments and questions to Mr. Stewart and a revised plan would be discussed at the meeting on June 22.

## 4. **ADJOURNMENT** – At 9:18 p.m. to the next Downtown Steering Committee Workshop on Thursday, June 15, 2017 at 6:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.