



DOWNTOWN STEERING COMMITTEE

ACTION MINUTES

THURSDAY, JUNE 15, 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	Monya Lane
		Andrew Barker	Sherry Nigg
		Erik Bjorklund	Bryan Petro
		Gina Bonanno	Joan Seppala
		Drew Felker	Lynn Seppala
		Matt Ford	Rachael Snedecor
		Jeff Kaskey	Karl Wente
		Dale Kaye	Phil Wente
		Jean King	

Chairperson Bob Carling and Committee Members Dawn Argula, Dale Kaye, Monya Lane, and Bryan Petro 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, Carey Stone, and Bruce Brubaker 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

Larry Dino said a downtown hotel is essential to establishing Livermore as a destination wine country. This team should be able to put together a plan for a good hotel project on the east side of Livermore Avenue and separate it from the rest of the project.

Steven Mirassou said the hotel should be separate from the rest of the project and on the east side of Livermore Avenue. A destination hotel is important for Livermore reaching its full potential as a wine country.

Tom Jefferson asked that the minutes from June 6, 2017 be corrected to show he said the public comment period should be after the consultant presentations. The hotel should not be separated from the rest of the project. The downtown should be for public use and plazas, not private use and residential.

David Rounds said there are two groups of people – one that wants the hotel on the east side and a second group that wants the hotel on the west side to facilitate the design of the rest of the site. The west side should not be filled with housing.

Sherri Souza said she was representing the Livermore Chamber of Commerce. The timely execution of the Downtown Specific Plan is critical. Livermore leaders have already been responsible for the transformation of downtown with the relocation of Highway 84. The Chamber supports a staged plan. Outreach should educate and provide accurate information.

Pete Sandhu, 5 Rivers Aviation, said there is a need for more hospitality options in Livermore, including a high-end hotel. Visitors come through the airport with unlimited spending potential.

John Stein said major issues for downtown are parking for the hotel and traffic. New residential should be on the fringes of town, not in the downtown. Carnegie Park is overused. Any addition of residential needs to include an additional park. More retail space is needed downtown. We need to be sure not to push away tourists.

Sue Steinberg said she got a lot of calls after her editorial was in the newspaper. People agreed with her and want to see the hotel plan included in the rest of the project. People would prefer downtown be left as it is now rather than full of housing. Meeting space is needed to accommodate visitors.

3. NEW BUSINESS

- 3.01 Approval of action minutes – June 6, 2017 Downtown Steering Committee meeting.

MOTION BY A. BARKER, SECONDED BY G. BONANNO, TO APPROVE THE ACTION MINUTES OF JUNE 6, 2017, AS REVISED (VOTE 15-0).

Vice Chairperson Bob Woerner reminded the committee that one of the roles of the committee is to ensure correct information is being provided to the community.

Gabrielle Janssens, Deputy City Attorney, provided a brief reminder of rules of the Brown Act. A primary goal of the City Council is the committee operate with full transparency.

Steve Stewart, Planning Manager, gave an overview of the update provided to the City Council on June 12, 2017.

3.02 Summary review of information presented to the Downtown Steering Committee.

David Early, PlaceWorks, provided a presentation reviewing previous workshop presentations and key background information.

3.03 Presentation of concept plan prepared by the Community Group.

Steve MacCracken, MacCracken Architects, provided a presentation on the Livermore Community Group's site concept.

3.04 Presentation of hotel concept plans from Presidio Companies.

Rikesh Patel, Presidio Companies, provided a presentation on their proposal for a downtown hotel.

3.05 Development of alternatives for public consideration.

The committee members divided into three groups, and each group created two to three potential land use alternatives.

3.06 Follow up discussion on public outreach options and methodologies.

Committee members asked questions and discussed next steps for community outreach.

4. **ADJOURNMENT** – At 9:39 p.m. to the next Downtown Steering Committee Workshop on Thursday, June 22, 2017 at 6:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.



DOWNTOWN STEERING COMMITTEE

ACTION MINUTES

THURSDAY, JUNE 22, 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 | Monya Lane |
| Andrew Barker | Sherry Nigg |
| Erik Bjorklund | Bryan Petro |
| Gina Bonanno | Joan Seppala |
| Drew Felker | Lynn Seppala |
| Matt Ford | Rachael Snedecor |
| Jeff Kaskey | Karl Went |
| Dale Kaye | Phil Went |
| Jean King | |

Committee Members Matt Ford and Phil Went 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, Carey Stone, and Joanna Jansen 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

Chairperson Carling reordered the agenda and the public comment period was opened after the presentations for agenda item 3.02, 3.03, and 3.04.

3. NEW BUSINESS

- 3.01 Approval of action minutes – June 15, 2017 Downtown Steering Committee meeting.

MOTION BY L. SEPPALA, SECONDED BY M. LANE, TO CONTINUE APPROVAL OF THE ACTION MINUTES OF JUNE 15 TO JUNE 29, 2017 (VOTE 17-0).

- 3.02 Review and refinement of draft alternatives prepared by PlaceWorks.

Joanna Jansen, PlaceWorks, presented an overview of each of the four potential land use alternatives.

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

Elizabeth Judge said a hotel on the east side of South Livermore Avenue is a bad idea. She believes auto trips associated with valet parking, hotel service trucks, and tour buses will congest the roadways. She supports the community group's plan for the downtown catalyst sites.

Brandi Addington, representing the Livermore Valley Winegrowers Association, said Livermore needs an upscale boutique hotel for visitors and various other events. She supports the proposal with a hotel on the east side of Livermore Avenue.

Tom Soules said any downtown changes should not detract from the overwhelming success of the First Street redevelopment. A well planned project is more important than what the project will cost. People who work downtown will not be able to afford to live downtown. He would like to see an alternative with no housing.

Nancy Bankhead said she often has trouble finding parking on the weekend when she goes downtown for a show. The plans for downtown should maintain Livermore's heritage and charm.

Tom Jefferson said he liked the presentation by the community group with ground level open space, but he did not like the raised walkway. He think parking for the hotel should be on-site rather than valet parking. There should be little to no housing on the downtown catalyst sites, and there should be plenty of public areas and sufficient parking.

Mike Allen said visitors want a place to stay downtown. Delaying a hotel on the east side of Livermore Avenue will cause us to lose the hotel developer, who is ready to move forward.

Collin Cranor, Nottingham Cellars, said Livermore needs a boutique hotel on the east side of Livermore Avenue as soon as possible. Boutique upscale lodging is important for the long-term viability of the area wineries.

Bill Dunlop said he hoped the committee will plan a project with a hotel on the west side with adequate parking.

David Rounds said the committee did a great job putting together the alternatives. It is not accurate to say the hotel would not have an impact on traffic. The hotel should not rely on public parking space. A hotel on the west side could easily accommodate on-site parking.

Marcus Libkind said he could not believe all the proposed alternatives include housing. The downtown will flourish because of retail, not housing. He is against fast tracking a hotel before planning the rest of downtown.

Richard Deets, Livermore Valley Opera and Cantabella Children's Chorus, said both organizations support a downtown hotel. Development downtown needs to ensure adequate space for service vehicles to reach existing businesses.

Alan Burnham said the Lennar project proposal had a canyon feeling with tall buildings. General Plan policies dictate facades should have setbacks from street frontages so that taller buildings step back further on the higher levels.

Tamara Reus said the committee was acting more like a downtown hotel committee. She does not support a hotel on the east side. The committee should focus on the community group's proposal because of the amenities. More information is needed on traffic and access to First Street. Four story buildings are too high. Micro units and modern housing options are needed.

David Kent said walkways, skywalks, and medians should not count as open space. The East Alternative A and West Alternative B have legitimate green space. A hotel was planned for the east side, otherwise the Bankhead would never have been approved with the large blank wall. Livermore already has a theater and does not need another taxpayer subsidized conference center.

Sue Steinberg said during last year's election it was well known the opinion of the citizens was that downtown should have more open space and less housing. Bob Coomber should have been appointed to replace Chairperson Carling since Carling has been absent too much. There is too much business and special interest groups on the committee. She is in favor of a hotel on the west side and the community group's alternative.

Joan Green said she agrees with Ms. Steinberg's statements. The MacCracken plan has adequate parking. A hotel on the east side is too squashed against the Bankhead.

Denise Leddon said she did not like the Presidio's proposed hotel design. With social media, it is not as important the hotel be right on Livermore Avenue. People will find the hotel no matter where it is.

Jim Murray said the proposed alternatives should give up some housing and add open space. He is worried about parking and traffic. He is against separating the hotel from the rest of the project. He asked why housing was needed in downtown at all.

Doug Mann said he agrees with Ms. Judge. The east side hotel causes traffic problems. People who want the hotel on the east side are only interested in expediency. The Groth Brothers site should be included in the project and is a great parcel for the hotel or a second hotel.

Carol Pitts said she likes the way the City has developed and she hopes that continues.

John Pitts said he would like to see the area developed as open space and nothing else.

Jon Hart asked how much shipping/receiving access has been considered for existing businesses and which alternative would fix the current parking problems.

Chairperson Carling closed the public comment period.

David Early, PlaceWorks, advised that the alternatives were put together based on the exercise done by the committee at last week's meeting. The committee asked questions and discussed details to be clarified on the next version of the alternatives that would then be provided to the City Council at its special meeting on July 31, 2017.

It was discussed and agreed upon by consensus of the committee that additional alternative plans would not be prepared with no housing or all open space. However, a brief discussion of those scenarios would be included in the final report. The summary of the alternatives would be revised to show the low and high range of residential units for each alternative.

3.03 Review key background information to be presented to the public.

3.04 Follow up discussion on public outreach options and methodologies.

MOTION BY J. KASKEY, SECONDED BY D. FELKER, TO CONTINUE ITEMS 3.03 AND 3.04 TO JUNE 29, 2017 (VOTE 17-0).

4. **ADJOURNMENT** – At 9:50 p.m. to the next Downtown Steering Committee Workshop on Thursday, June 29, 2017 at 6:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.