



PLANNING COMMISSION

AGENDA

TUESDAY, FEBRUARY 4, 2020

REGULAR MEETING – 7:00 PM

COUNCIL CHAMBERS
3575 PACIFIC AVENUE
LIVERMORE, CA 94550

PLANNING COMMISSION

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

TUESDAY, FEBRUARY 4, 2020

REGULAR MEETING – 7:00 PM

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

1. CALL TO ORDER 7:00 PM

- 1.01 Roll Call Bryan Fagundes, Chairperson
Erik Bjorklund, Vice Chairperson
Jacob Anderson, Commissioner
Gina Bonanno, 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 – None.

4. PROJECT REVIEW

- 4.01 Request to consider development of a vacant approximately 2.4-acre site with a four-story, 45-foot tall, 57,663 square foot hotel consisting of 110 guest rooms, an outdoor pool, dining/living room areas, and a fitness room.

[Report](#)

The project site is flat and void of trees, structures, or other significant features. The proposal also includes onsite parking and landscaping.

- Location: 200 North Greenville Road (APN: 99B-8110-78)
- Site Area: 2.4± acres
- Applicant: Karamjit S. Nijjar
- Application Number: Site Plan Design Review (SPDR) 18-009
- Public Improvements: None
- Zoning: Planned Unit Development (PUD) 34-92
- General Plan: Business and Commercial Park (BCP)
- Historic Status: None
- CEQA: A Mitigated Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Project Planner: Turhan Sonmez, Associate Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Site Plan Design Review (SPDR) 18-009, subject to conditions.

5. PUBLIC HEARINGS

5.01 Hearing to consider amending the sign section of Planned Development Commercial (PDC) 03-008 to allow two approximately 5-foot tall monument signs, one along First Street (north of McDonald's) and one along Las Positas Road (immediately west of the Shell Gas Station).

[Report](#)

- Location: Plaza 580 Shopping Center, northwest corner of Las Positas Road and First Street (APNs 099 002100100, 099002100301, 099002101602, 099 002101401, 099 002101503, 099 002101800, 099 002101700)
- Site Area: 33.75± acres
- Applicant: Mike McClure, Ad Art Sign Company
- Application Number: Planned Development (PD) 18-010
- Public improvements: None.
- Zoning: Planned Development Commercial (PDC) 03-008
- General Plan: Community Serving General Commercial (CSGS)
- 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 15311(a).
- Project Planner: Ashley Vera, Associate Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council certify the environmental document and approve Planned Development (PD) 18-010.

- 5.02 Hearing to consider development of a new approximately 42,110 square foot building consisting of three private aircraft hangar bays. The project will provide 22 parking spaces, new landscaping, and appurtenant site improvements. [Report](#)

- Location: 700 Terminal Circle
- Site Area: 5.58± acres
- Applicant: Five Rivers Aviation - Pete Sandhu
- Application Number: Site Plan Design Review (SPDR) 19-008
- Public Improvements: None
- Zoning: Airport-Services (AIR-SE)
- General Plan: Community Facilities-Airport (CF-AIR)
- Historic Status: None
- CEQA: A previous environmental document, the Livermore Municipal Airport General Plan Amendment and Rezoning Project Environmental Impact Report (State Clearinghouse No. 2008102103) certified on March 22, 2010, adequately addresses the project.
- Project Planner: Kam Purewal, Assistant Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Site Plan Design Review (SPDR) 18-008, subject to conditions.

- 5.03 Hearing to consider an application for a Conditional Use Permit to authorize an approximately 7,945 square foot banquet hall within an existing commercial building. [Report](#)

- Location: 1600 N. Vasco Road
- Site Area: 5.57± acres
- Applicant: Muhammad Hammad, Shalimar Restaurant
- Application Number: Conditional Use Permit (CUP) 19-004
- Public improvements: None
- Zoning: Neighborhood Business Commercial (CNB)
- General Plan: Community Serving General Commercial (CSGC)
- Historic Status: None
- CEQA: Recommend finding the project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Sections 15301(a).
- Project Planner: Kam Purewal, Assistant Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Conditional Use Permit (CUP) 19-004, subject to conditions.

6. MATTERS FOR CONSIDERATION – None.

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

8. **ADJOURNMENT** – To a regular Planning Commission meeting on February 18, 2020 at 7:00 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.