



PLANNING COMMISSION

AGENDA

TUESDAY, FEBRUARY 18, 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 18, 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 – None.

5. PUBLIC HEARINGS

- 5.01 Hearing to consider a proposal to construct a 72-room, three-story, hotel and related improvements, including parking and landscape, on an undeveloped site on Southfront Road, approximately 1,500 feet west of Greenville Road. [Report](#)
- Location: North Side of Southfront Road, between Longard Road and Mountain Vista Parkway, at the Greenville Road onramp onto eastbound Interstate-580 (APN 99B-8110-46).
 - Site Area: 1.3± acres
 - Applicant: Apri Ghuman for Livermore Medical LLC
 - Application Numbers: Site Plan Design Review (SPDR)18-004 and Zoning Use Permit (ZUP) 19-004
 - Public improvements: Extension of utilities, including water, sewer, power, and communications from Southfront Road into the site.
 - 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: Benjamin Murray, Principal Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Site Plan Design Review (SPDR)18-004, subject to conditions.

- 5.02 Hearing to consider Downtown Specific Plan Amendments to enable the implementation of the downtown plan approved by the City Council. [Report](#)
- Location: Downtown Specific Plan Area – Downtown Core Land Use Area
 - Site Area: Various
 - Applicant: City of Livermore
 - Application Number: Specific Plan Amendment (SPPA) 19-001
 - Public improvements: None
 - Zoning: Downtown Specific Plan (DSP) – Downtown Core
 - General Plan: Downtown Area (DA)
 - Historic Status: Not Applicable
 - CEQA: Recommend finding the environmental impacts of the project were analyzed by, and the project is consistent with, an Addendum to the Downtown Specific Plan 2009 Subsequent Environmental Impact Report that was adopted by City Council on May 13, 2019 by Resolution 2019-064.
 - Project Planner: Tricia Pontau, Associate Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council certify the environmental document and approve Specific Plan Amendment (SPPA) 19-001.

- 5.03 Hearing to consider a General Plan Amendment, Zoning Amendment, and Planned Development for the proposed Pacific Avenue Affordable Housing Project on a vacant portion of the Civic Center campus located at south eastern end of Pacific Avenue. The Amendments would allow up to 175 multifamily residential units for seniors with very low incomes, including veterans and those with special needs.
- Location: Civic Center campus; southeastern terminus of Pacific Avenue (County Assessor's Parcel Number 99-950-8-2).
 - Site Area: 3.5±-acres
 - Applicant: City of Livermore
 - Application Numbers: General Plan Amendment (GPA) 18-002, Zoning Map Amendment (ZMA) 18-002, and Planned Development (PD) 18-004
 - Public improvements: None
 - Zoning: Education and Institution (E)
 - General Plan: Community Facilities-Civic Center (CF-CC)
 - Historic Status: None
 - CEQA: A Mitigated Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
 - Project Planner: Andy Ross, Associate Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council certify the environmental document and approve General Plan Amendment (GPA) 18-002, Zoning Map Amendment (ZMA) 18-002, and Planned Development - Residential (PD-R) 18-004.

6. **MATTERS FOR CONSIDERATION** – None.
7. **MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**
8. **ADJOURNMENT** – To a regular Planning Commission meeting on March 3, 2020 at 7:00 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.