



## PLANNING COMMISSION

### AGENDA

TUESDAY, FEBRUARY 16, 2016

REGULAR MEETING – 7:30 PM

COUNCIL CHAMBERS  
3575 PACIFIC AVENUE  
LIVERMORE, CA 94550

## PLANNING COMMISSION

Gina Bonanno, Chairperson  
Bryan Fagundes, Vice Chairperson  
Erik Bjorklund, Commissioner  
Loretta Kaskey, Commissioner  
Neal Pann, 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 Department no later than noon on the Thursday 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 will be copied and given to the Planning Commission the night of the meeting; however, it is unlikely that the Planning Commission will be able to read the materials before the start of the meeting. Therefore, it is suggested that 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 Department, 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 CALL (925) 960-4590 (VOICE) OR (925) 960-4104 (TDD) AT LEAST 72 HOURS IN ADVANCE OF THE MEETING.



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**TUESDAY, FEBRUARY 16, 2016**

**REGULAR MEETING – 7:30 PM**

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3575 PACIFIC AVENUE  
LIVERMORE, CA 94550**

**1. CALL TO ORDER 7:30 PM**

- 1.01 Roll Call
- Gina Bonanno, Chairperson  
Bryan Fagundes, Vice Chairperson  
Erik Bjorklund, Commissioner  
Loretta Kaskey, Commissioner  
Neal Pann, 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**

- 3.01 Request to vacate a portion of the Gardella Plaza right-of-way.
- Location: 3134 Gardella Plaza
  - Site Area: 1,086± square feet
  - Applicant: Jeff Lawrence, Nuvera Homes
  - Application Number: Vesting Tentative Tract Map 7900 (SUB07-003)
  - Public improvements: None

[REPORT](#)

- Zoning: Planned Development-Residential (PD-R) 07-002
- General Plan: Urban High Residential (UH-3)
- Historic Status: None
- CEQA: A Mitigated Negative Declaration was approved for this project.
- Project Planner: Scott Lee

Recommendation: Staff recommends the Planning Commission adopt a resolution making the findings for vacating a portion of the Gardella Plaza right-of-way and recommending the City Council approve the right-of-way vacation.

**4. PROJECT REVIEW – None.**

**5. PUBLIC HEARINGS**

5.01 Hearing to consider a request to construct an 865± square foot detached garage with a bathroom and pool changing room. The Livermore Development Code limits accessory structures to 640 square feet, but allows a deviation from this limit subject to approval of a Conditional Use Permit.

[REPORT](#)

- Location: 285 Abalone Place
- Site Area: 16,760± square feet
- Applicant: Adrian Anderson
- Application Number: Conditional Use Permit 15-007
- Public improvements: Connection to existing on-site utilities, including water, power, and sewer
- Zoning: Suburban Residential (RS)
- General Plan: Urban Low Medium Residential (ULM)
- Historic Status: None
- CEQA: Consideration of a determination that the project is exempt from California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303 (e), which exempts the construction of accessory structures including garage, carports, patios, swimming pools, and fences.
- Project Planner: Benjamin Murray

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Conditional Use Permit 15-007, subject to conditions.

5.02 Hearing to consider a request to merge two individual lots into one 9.9± acre parcel and develop a new 86,700± square foot one-story building consisting of office, warehouse, and distribution space with parking lot for autos and trailers with landscaping and related improvements on a vacant parcel; and proposed CEQA Mitigated Negative Declaration.

[REPORT](#)

- Location: 7600 Patterson Pass Road
- Site Area: 9.9± acres

- Applicant: HPA Architecture
- Application Numbers: Parcel Map Waiver 10448 (Subdivision15-006) and Site Plan Design Review 15-016
- Public improvements: None
- Zoning: Heavy Industrial (I-3)
- General Plan: High Intensity Industrial (HII)
- Historic Status: None
- CEQA: Adoption of a Mitigated Negative Declaration for the project pursuant to the California Environmental Quality Act will be considered.
- Project Planner: Andy Ross

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Parcel Map Waiver 10448 (SUB15-006) and Site Plan Design Review 15-016, subject to conditions.

**6. MATTERS FOR CONSIDERATION – None.**

**7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

7.01 Completed Matters Initiated MIP15-014: Blinking signs in the window

[REPORT](#)

**8. ADJOURNMENT – To a regular Planning Commission meeting on March 1, 2016 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.**